WARRANTY DEED

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. TE0006071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Gardner	same	
(NAME)	(NAME)	
739 Long Hunter Court		135-08-0A-739.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pamela Gale Stockett, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Gardner, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 739 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by a Master Deed of record in Book 5333, Page 957 Registers Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, Page 80, Registers Office for said County, to which plan reference is hereby made for a more complete description. This conveyance is subject to the charter for homeowners association of record in Book 5344, Page 959 and to any and all other matters shown on plat of record in Book 5200, Page 80 of the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Gale Stockett by Quit Claim deed from Peggy R. Stockett, a widow of record in Instrument No. 20121010-0092720 Register's Office for Davidson County, Tennessee, dated October 06, 2012 and recorded on October 10, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 739 Long Hunter Court, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 317210 DEEDWARR
11/19/2019 08:27:30 AM 2 pgs
Fees: $13.00 Taxes: $647.13
20191119-0119011

Witness my hand this 15th day of November, 2019.

Pamela Gale Stockett

Pamela Gale Stockett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Pamela Gale Stockett, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of November, 2019.

Jacqueline G Brown

Notary Public

My commission expires: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Dellena Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellena Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19