Name and Address of New Owner:
Diana F. Partington
542 Elaine Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 380795 DEEDWARR
04/02/2020 10:12:42 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20200402-0035359

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Map & Parcel No: 133-13-0-079.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Stoeppler and Sherry Stoeppler, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Diana F. Partington, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Koen P. Vercruysse and Licia A. Jaskunas, both unmarried by Warranty deed from Joe Alfred McCluney, Jr. and wife, Laura H. McCluney of record in Instrument No. 20000619-0060795 Register's Office for Davidson County, Tennessee, dated June 16, 2000 and recorded on June 19, 2000. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Steven Stoeppler and Sherry Stoeppler, husband and wife by Warranty deed from Koen Hubert Vercruysse and Licia Ann Jaskunas, husband and wife of record in Instrument No. 20190328-0027872 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 28, 2019. (Value of consideration shown in aforementioned deed $247,500.00.)

Being improved property also known as: 542 Elaine Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2020.

_____(SEAL)
Steven Stoeppler

_____(SEAL)
Sherry Stoeppler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Stoeppler and Sherry Stoeppler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2020.

_____
Notary Public
My commission expires: 3/8/21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of March, 2020.

_____
Notary Public
My commission expires: 01-08-2024

File No. 2020-624