This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 384016 DEEDWARR
04/09/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $909.83
20200409-0037847

WARRANTY DEED

FOR AND IN 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, WE, **JEFFREY T. STRADER, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STUART J. DEMING AND AMANDA L. DEMING, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 6, IST REVISION, HIBBITTS ROAD ESTATES, OF RECORD IN PLAT BOOK 7900, PAGE 646, AMENDED IN INSTRUMENT NO. 200011300117361, FURTHER BEING AMENDED IN INSTRUMENT NO. 200308050110731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY T. STRADER, UNMARRIED, BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED MAY 2, 2012 AND RECORDED ON MAY 4, 2012 IN INSTRUMENT NO. 20120504-0038420, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2633 HIBBITTS ROAD, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of April, 2020.

JEFFREY T. STRADER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JEFFREY T. STRADER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of April, 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of APRIL, 2020.

NOTARY PUBLIC
My commission expires:

Address New Owner(s) as follows:
Stuart Deming and Amanda Deming ~~JEFFREY T. STRADER~~
2633 HIBBITTS ROAD
NASHVILLE, TN 37214

Send Tax Bills To:
~~Same as above~~ First Bank
318 Seaboard Lane Suite 205
Franklin, TN 37067

MAP/PARCEL: 095-12-0/242.00

202004090037847

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022