Karen Johnson Davidson County
Batch# 410752 DEEDWARR
06/05/2020 08:25:58 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200605-0057742

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214
File No.: TN-NAS-200158-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pamela Stevenson and Gavin Shea	SWBC Mortgage Corp.	051-07-0-052.00
(NAME)	(NAME)	
1110 Gibson Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PAULINE FERRELL,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
PAMELA S. STEVENSON AND GAVIN SHEA, WIFE AND HUSBAND
HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of Stratton Heights of record in Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 54.7 feet on the Westerly side of Gibson Drive and runs back 190 feet on the Northerly line and 196 feet on the Southerly line, to a dead line in the rear, measuring 102.8 feet thereon.

Being the same property conveyed to Pauline Ferrell by Warranty deed from Joseph M. Sitter and wife, Roberta C. Sitter of record in Book 4256, page 980, Register's Office for Davidson County, Tennessee, dated August 02, 1968 and recorded on August 05, 1968. (Value or consideration shown in aforementioned deed $15,500.00.) Being also known as 1110 Gibson Drive Madison, Tennessee 37115.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1MSBSR20LLC0

unimproved ☐
This is improved ☒ property, known as 1110 Gibson Drive, Madison, TN 37115
(House No.) (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.
Witness our hands this 1 day of June 2020

Pauline Ferrell by Fate L Evans as her atty in fact
Pauline Ferrell by Fate L. Evans as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of June 2020, before me personally appeared Pauline Ferrell to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of June 2020

Commission Expires: 03 29 2022

C N JARRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03292022
COUNTY OF MAURY

Notary Public