Karen Johnson Davidson County
Batch# 421062 DEEDWARR
06/19/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20200619-0065338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,000.00

Paul Andrew Carr
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/22/2024

Sondra Brown State of Tennessee Notary Public Davidson County

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7175H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paul Andrew Carr	USAA Federal Savings Bank	052-08-0-025-00
562 Pueblo Drive	PO BOX 650660	
Madison, TN 37115-5423	Dallas, TX 75265-0660	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LOIS STEDMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL ANDREW CARR, MARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 39 on the Plan of Section 1, Sequoia Valley (formerly Madison Farms) of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 100.0 feet on the northerly side of Pueblo Drive and extends back between parallel lines 150.0 feet to a line in the rear which measures 100.0 feet.

Being the same property conveyed to Paul D. Reed and wife, Lois Hardin Reed by Warranty Deed from J. R. Coarsey, Trustee of record in Book 4097, Page 81, Register's Office for Davidson County, Tennessee, dated January 20, 1967 and recorded on January 26, 1967. (Value or consideration shown in aforementioned deed $0.00.)

Paul D. Reed having died on October 22, 1974, his interest in said property vesting in Lois Hardin Reed as surviving tenant by the entirety.

Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 562 Pueblo Drive, Madison, TN 37115-5423

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 15th day of June, 2020.

Lois Stedman

Lois Stedman

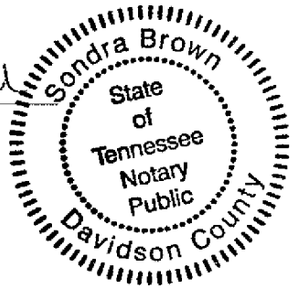
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, LOIS STEDMAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2020.

Notary Public



My Commission Expires: 4/23/2024

File #: 20-7175H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY