WARRANTY DEED

Karen Johnson Davidson County
Batch# 426490 DEEDWARR
06/26/2020 08:29:19 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200626-0069105

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **350,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **22nd day of June, 2020**

Notary Public

MY COMMISSION EXPIRES: 2/24/24

(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Britne Daughtdrill and Sebastian Daughtdrill	**Britne Daughtdrill and Sebastian Daughtdrill**	
1533 Stoney River Lane	**1533 Stoney River Lane**	**34 - 14A - 49.00**
Madison, TN 37115	**Madison, TN 37115**	
(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,WE, **Michael R Stokes, a Married Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Britne Daughtdrill and Sebastian Daughtdrill, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1533 Stoney River Lane, Madison, Madison, TN 37115. Said property is being described as follows:

Land located in Davidson County, Tennessee, being Lot No. 49, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 20091102-0100813, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to M.R. Stokes by Trustee's Deed from Jerry P Spore, Trustee dated 10/26/2009 and filed for record on 11/02/2009 of record in Book 20091102-0100813, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1533 Stoney River Lane, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 22nd day of June, 2020.

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael R Stokes** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2020.

Commission Expires: 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires