WARRANTY DEED

Karen Johnson Davidson County
Batch# 517930 DEEDWARR
11/17/2020 11:06:07 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80

20201117-0135393

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. OA0007804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey M. Bishop and Christopher J. Bishop	Premia mortgage LLC	
(NAME)	(NAME)	
3146 Stafford Dr	1111 W. Long Lake Road #102	085-07-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Troy, MI 48098-2620	
(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, I, **Stillwater Construction and Development, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsey M. Bishop and Christopher J. Bishop, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 181 on the Plan of Stanford Country Club Estates, Section IV of record in Plat Book 2900, Page (s) 83 and 84, and amended in Book 3177, Page 213 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 Wendy S. Briley, a married woman by Warranty deed from Ellen Omohundro, a single female of record in Instrument No. 20130828-0090792 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 28, 2013.

Being the same property conveyed to Stillwater Construction and Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Wendy S. Briley and Hunter Briley, wife and husband of record in Instrument No. 20200625-0068536 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 25, 2020.

Being also known as 3146 Stafford Dr., Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3146 Stafford Dr, Nashville, TN 37214

(House Number) (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 my hand this 13th day of November, 2020.

Stillwater Construction and Development, LLC

By Anthony D Mitchell, member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Anthony D. Mitchell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a member of Stillwater Construction and Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as member.

Witness my hand this 13th day of November, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206