WARRANTY DEED

DEBORAH A. RAND NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn P. McClendon	Guaranty Trust Company	52-13B-140
(NAME)	(NAME)	
3028 Penn Meade Way	P.O. Box 1218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37133-1218	
(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, James T. Stanfield Jr. and wife, Cammie Stanfield, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn P. McClendon, unmarried, 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:

Being Lot No. 178 on the Plan of the Condominium Site Plan, River Glenn a Planned Unit Development, Phase IV, Section 2 of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Cammie Stanfield joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Being the same property conveyed to James T. Stanfield, Jr., by deed of record in Instrument No. 20000126-0008537, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3028 Penn Meade Way, 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.

Davidson County DEEDWARR
Recvd: 04/20/05 13:50 2 pgs
Fees:13.00 Taxes:336.70

20050420-0044026

Witness our hands this 15th day of April, 2005.

x James T. Stanfield Jr.
James T. Stanfield Jr.

x Cammie Stanfield
Cammie Stanfield

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 James T. Stanfield, Jr. and Cammie Stanfield with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo
Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006