This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2351**

~~PREPARED BY:~~ BOX 50-B
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 07/07/06 13:00 2 pgs
Fees:13.00 Taxes:469.90
20060707-0081809

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 28, 2006** ,by and between **John M. Sloop**, parties of the first part, and **Marina Denby, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING UNIT 517 ON LOT NO. 8 ON THE PLAN OF STACY SQUARE II, OF RECORD IN BOOK 6250, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF, AS AMENDED BY EXHIBIT TO MASTER DEED IN BOOK 6497, PAGE 720, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. SLOOP BY QUITCLAIM DEED FROM JENNIFER A. GUNN, AN UNMARRIED PERSON, RECORDED ON THE 13TH DAY OF DECEMBER, 1996 IN DEED BOOK 10289, PAGE 810, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128-06-0A-517.00, 128-06A 517.00CO**

☒ Improved OR

☐ Unimproved property located at: **517 Stacy Square Terrace, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John M. Sloop

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John M. Sloop** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of June, 2006.

Brenda R. Lehman
Notary Public
Williamson County, Tennessee

Notary Public

My Commission Expires: 3/10/07

Rev. June 27, 2006

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Owner's Name: **Marina Denby**

and Address: **517 Stacy Square Terrace, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America
900 W. Trade St, Gateway Village, 3rd floor
Charlotte, NC 28255-0001

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6/28/2006.**

Notary Public

My Commission Expires: 1-16-07

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN