WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 248,000.00
Davidson County DEEDWARR Recvd: 09/28/06 10:01 2 pgs Fees:13.00 Taxes:917.60 20060928-0119932	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22nd** DAY OF **September, 2006** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Davis and Melissa Davis	**SAME**	**160-02-0-012.00**
(NAME) 1726 ~~Richburg Park Drive~~ Richbourg Park Dr.	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **Stephen Mark Stanley and wife, Jamie Stanley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney Davis and Melissa Davis,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 11, MAP OF FOREST ACRES SUBDIVISION, SECTION 2, as shown on plat of record in Plat Book 1424, Page 17, 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 by Quitclaim Deed from Sharon Kirk Tidwell Stanley to Stephen Mark Stanley as recorded on the 1st day of March, 1995 in Book 9607, Page 851 and Warranty Deed from Charlotte A. Nicks Andrews, unmarried to Stephen M. Stanley and wife, Sharon T. Stanley as recorded on the 9th day of March, 1992 in Book 8569, Page 637, in the Register's Office of Davidson County, Tennessee. The said Stephen Mark Stanley having since married Jamie Stanley.

Jamie Stanley, spouse of Stephen Mark Stanley, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **824 Redwood Drive, Nashville, TN 37220**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **September, 2006.**

Stephen Mark Stanley

Jamie Stanley

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Stephen Mark Stanley and Jamie Stanley**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2006.

SHEILA McGORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

NOTARY

MY COMMISSION EXPIRES: