File No. 270400452

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/12/08

(AFFIX SEAL)

Megan Aregis
State of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title – MidAmerican Commercial
1187 Vultee Blvd.
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/02/07 10:43 2 pgs
Fees:13.00 Taxes:624.93
20070502-0052335

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moura V. Weatherly	Countrywide Home Loans, Inc.	09511015000
(NAME) 414 Blue Hills Drive	(NAME) P.O.Box 961206, FTWX-22	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Carson Michael Stanton, Sr. and Lynne Stanton Whinnem, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Moura V. Weatherly and John L. Weatherly, wife and husband, HEREINAFTER CALLED THE GRANTEE(S), 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. 8 on the Plan of Merry Oaks, Section Two, as of record in Book 2133, page 8, Register's Office for said County.

Said Lot No. 8 fronts 99 feet on the westerly side of Blue Hills Road and runs back between lines 164 feet to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Carson B. Stanton and wife, Lorell R. Stanton by deed from Fred C. Schuster and wife Madeline B. Schuster, by deed , as of record in Book 2700, page 605, said Register's Office, and further conveyed upon the deaths of Carson B. Stanton and Lorell R. Stanton, Item Number 20060727-0090885, Register's Office for said county, to Carson Michael Stanton, Sr. and mother, Lorell R. Stanton; and further conveyed upon death of Lorell R. Stanton to Carson Michael Stanton, Sr. and daughter, Lynne Stanton Whinnem. Said property having since been conveyed to Carson Michael Stanton, Sr. and Lynne Stanton Whinnem, as tenants in common with right of survivorship by Quitclaim Deed from Carson Michael Stanton, Sr. dated March 23, 2007 and recorded in Instrument 20070327-0036525, all of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2133, Page 8, Register's Office of said County.

Restrictive Covenants of record in Book 2450, Page 1, Register's Office of said County.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 4884, Page 25, 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 assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 414 Blue Hills Drive, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 20th day of April, 2007.

Carson Michael Stanton, Sr.

Lynne Stanton Whinnem

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carson Michael Stanton, Sr. and Lynne Stanton Whinnem, as tenants in common with right of survivorship the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of April, 2007.

Commission expires:

Notary Public

NOTARY PUBLIC FAYETTE CO., GEORGIA MY COMMISSION EXPIRES OCT 17 2009 WENDELL D. HINES

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RETURN TO:

Cumberland Title - MidAmerican Commercial
216 Centerview Drive, Suite 139
Brentwood, TN 37027