# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Robert C. Stanley** | **Countrywide Bank FSB** | **164100A20400CO** |
| (NAME) | (NAME) | Davidson County DEEDWARR Recvd: 10/04/07 13:01 2 pgs Fees:13.00 Taxes:684.50 |
| **405 Starglen Trail** | **750 Old Hickory Blvd** | |
| (ADDRESS) | (ADDRESS) | 20071004-0118462 |
| **Antioch, TN 37013** | **Brentwood, TN 37027** | |
| (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,

**Amber Ackerman ,unmarried** and John Cooks, unmarried as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert C. Stanley, married**

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Summerfield, Village Four A Cluster Lot Subdivision of record in Instrument No. 20030401-0042979, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amber Ackerman, unmarried by deed from Southern Home Builders, LLC of record in Instrument 200501250009107 on 01/05/2005 and filed for record on 01/25/2005, Register's Office for said County. Rerecorded on 02/17/2005 in Instrument 200502170018264.

unimproved ☐
This is improved ☒ property, known as **405 Starglen Trail, Antioch, TN 37013**
(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 **28th** day of **September, 2007.**

**Amber Ackerman**

John Cooks

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 3721
PH 615 883 5883
FAX 615 883 754

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public of said County and State, John Cooks and **Amber Ackerman** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **September 28, 2007**

**Notary Public**



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds