file - Amy Cross Name

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive
Brentwood, Tennessee 37027
6080264

Davidson County DEEDWARR
Recvd: 07/08/08 15:27 3 pgs
Fees:18.00 Taxes:630.85
20080708-0070276

Send Tax Bills To:
Same

New Owner is:
John L. Stanton and Jacob A. Stanton
153 Nashboro Greens
Nashville, TN 37217

MAP: 135-11-0C
PARCEL: 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **L & W Holdings, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John L. Stanton, married, and Jacob A. Stanton, unmarried, joint tenants with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 206 as shown on the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, of record in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to L & W Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Stephen B. Lepley and wife, Laura Jane Lepley and John David Wine, dated 10-27-05 and recorded 1-4-06 in Instrument No. 20060104-0000772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property known as: 153 Nashboro Greens Nashville, TN 37217

Sellers Ints:

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2008.

GRANTOR:

L & W Holdings, LLC

By: Stephen B. Lelpley

Its: Chief Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Stephen B. Lelpley,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Chief Manager** of the **L & W Holdings, LLC** the within named bargainor, and that he/she as such **Chief Manager**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 1st day of July, 2008.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Jan. 23, 2010

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $170,500.00.

Kimberly C. Grama
Affiant

SWORN TO and subscribed before me this 1st day of July, 2008.

Sheri Prow Parsons
NOTARY PUBLIC

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: Jan 23, 2012

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

