File No. 20090088

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042791 DEEDWARR
Recvd: 06/26/09 09:44 2 pgs
Fees:13.00 Taxes:629.00
20090626-0059486

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-23-2010

(AFFIX SEAL)

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Dustin Guarnere	Tennessee Bank & Trust	98-5A-460.00
(NAME)	(NAME)	
6113 Hampton Hall Way	9000 Carothers Pky	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Stephanie Ann Jamison, Executrix Stanley H. Martin, III, Individually by Stephanie Ann Jaimson as his Attorney-in-Fact

Stephanie Ann Jamison, Individually , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin J. Guarnere and Shannon N. Guarnere, 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:

Lot 159, HAMPTON HALL, SECTION 1 Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 290-291, 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 to Stanley H. Martin, II, a married man by Deed from Stanley H. Martin and Betty G. Martin, husband and wife, dated October 12, 2004 and recorded on October 21, 2004, in Instrument Number 20041021-0126802, Register's Office, Davidson County, Tennessee.

Stanley H. Martin, II died on September 9, 2008, leaving his Last Will and Testament as filed in Probate Court of Davidson County, Tennessee. Sole devisees as stated in Last Will and Testament are Stephanie Ann Jamison and Stanley H. Martin, III, of record in Probate Court, Docket Number 08P1634. Stephanie Ann Jamison has been appointed as Executrix for the Estate of Stanley H. Martin, II as qualified by Order in Probate Court of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 257, Book 10301, page 184, Book 10414, page 460, Book 10640, page 947, Book 10420, page 359 and Book 11577, page 620.

unimproved ☒

This is improved ☐ property, known as 6113 Hampton Hall Way, Hermitage, TN 37076

(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 19th day of June, 2009.

Estate of Martin H. Stanley II by Stephanie Ann Jamison, Executrix

Estate of Martin H. Stanley II by Stephanie Ann Jamison, Executrix

Stephanie Ann Jamison, Individually

Stephanie Ann Jamison, Individually

Martin H. Stanley, III by Stephanie Ann Jamison, his Attorney-In-Fact

Martin H. Stanley, III by Stephanie Ann Jamison, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Ann Jamison, as Executrix of the Estate of Stanley H. Martin, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2009.

Commission expires:

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 23, 2012

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Ann Jamison, Individually, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2009.

Commission expires:

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 23, 2012

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named with whom I am personally acquainted and who acknowledged that Stephanie Ann Jamison executed the within instrument on behalf of Stanley H. Martin, III as his Attorney in Fact as the free act and deed of the within named Stanley H. Martin, III.

Witness my hand and official seal this 19th day of June, 2009.

Commission expires:

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 23, 2012

Notary Public