File No. 210050054

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 03/12
(AFFIX SEAL)

Rebecca A. Dohoda State of Tennessee Notary Public Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Echols Stansel and Ray P. Stansel	same as owner	10100016700
(NAME) 6801 Gower Road	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100029871 DEEDWARR
Recvd: 05/18/10 12:49 2 pgs
Fees:13.00 Taxes:1221.00
20100518-0038288

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, I, **Celia L. Woolverton, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Janet Echols Stansel and husband, Ray P. Stansel**, 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:

Tract I:

Land in Davidson County, Tennessee, being Tract No. 2 on the Plan of Stevens Subdivision, of record in Plat Book 5200, Page 358, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

Being the same property conveyed to Celia L. Woolverton a/k/a Celia Woolverton Peake, a single woman, by Deed from Robert Andrew Peake, a single man, of record in Instrument 20040730-0091845, dated July 24, 2004 and filed for record on July 30, 2004, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being described as follows: Beginning at a new iron pin, 415.25' from the easterly right-of-way Gower Road and being in the Southerly property line of Gary L. Hess as of record in Deed Book 9623, Page 985,
Thence: With a new line S 17-16-50 W, 372.22' to a new pin
Thence: S 62-46-23 E 31.12' to an iron pin
Thence: N 12-54-59 E 378.14' to an iron pin
Thence: N 56-16-18 W, 1.95' to a new iron pin, containing 10,909.58 square feet more or less as per a survey by C&K Surveyors dated March 10, 2005.

Being the same property conveyed to Celia L. Woolverton a/k/a Celia Woolverton Peake, a single woman, by Deed from Robert Andrew Peake, a single man, of record in Instrument 20040730-0091845, dated July 24, 2004 and filed for record on July 30, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 358;Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5258, Page 246;All matters set out in deed including but not limited to an easement of record in Book 6857, Page 433;Easement of record in Book 7204, Page 525;Ingress/egress Easement of record in Book 8422, Page 76;Agreement for Dedication of Easement for Water Line of record in Book 8626, Page 872;Agreement for Dedication of Public Utility Easement of record in Instrument 20051214-0150261;Agreement for Dedication of Public Utility Easement of record in Instrument 20060425-0047169, said Register's Office.

Mailing Address for property: 6801 Gower Road Nashville, TN. 37209

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 6674 River Road Pike, Nashville, TN 37209
(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 hand this 14th day of May, 2010.

Celia L Woolverton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Celia L. Woolverton, 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 at office this 14th day of May, 2010.

Commission expires: 6/3/12

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

Notary Public

File Number: 210050054
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129