WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037420 DEEDWARR
Recvd: 06/22/11 13:27 2 pgs
Fees:13.00 Taxes:428.83
20110622-0047906

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Sek	Bank Tennessee	162-1-38.00
(NAME)	(NAME)	
295 Tusculum	2915 Forest Hill Irene Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Germantown TN 38139	
(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, Daniel B. Stanahan and Marie C. Stanahan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Sek, 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 the 5th formerly 7th Civil District of Davidson County, Tennessee, being part of Tract No. 1 assigned to H. M. Williams of the Edward L. Ensley lands, as of record in Minute Book J. page 782, of the County Court for said County, and described as follows:

Beginning at a point in the southerly margin of New Tusculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence South 4-1/2 degrees east 314 feet to a point; thence south 84 degrees west 145.75 feet to a point; thence north 5-1/4 degrees west 300.2 feet to a point in the southerly margin of New Tusculum Road; thence west with the margin of said road, north 77-1/2 degrees east 165.0 feet to the point of beginning.

Included in the above but Excluded herefrom is that certain tract conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from M. J. Banniza and wife, Mary E. Banniza, of record in Book 4165, page 275, said Register's Office, described asfollows:

A strip or parcel of land in the 31st Councilmanic District of the Metroplitan Government of Nashville and Davidson County, Tennessee, being a part of Tract No. 1 assigned to H. M. Williams of the Edwrds L. Ensley Lands, as of record in Minute Book "J", page 782, of the County Court for said County and described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project No. 63-R-106, Tusculum Road.

SAID strip or parcel of land fronts 165 feet on the present southerly margin of Tusculum Road and runs back South 4 degrees 30 minutes East 7 feet on the easterly line and South 5 degrees 25 minutes West 8.5 feet on the westerly line to points on the new relocated southerly margin of Tusculum Road, the same being parallel to and 30 feet from the new relocated centerline of said Road and containing 1.280 square feet more or less.

Being the same property conveyed to Daniel B. Stanahan and Marie C. Stanahan, by deed of record in Instrument Number 20051207-0147399, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 4344, page 309, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 295 Tusculum, 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 our hands this 20th day of June, 2011.

Daniel B. Stranahan

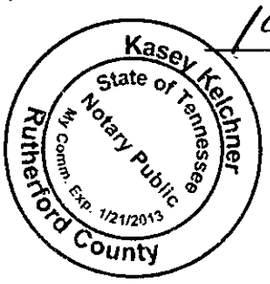
Marie C. Stranahan

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel B. Stanahan and Marie C. Stanahan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 20th day of June, 2011.

Commission expires:



Notary Public