Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $249,900.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2011.

Notary Public
My Commission expires: 9-23-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sara M. LeBlanc	New Owner	103-03-0-094.00
5104 Idaho Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert C. Stanley and Ronnica N. Stanley, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sara M. LeBlanc, unmarried and Larry J. LeBlanc, married, joint tenants with rights of survivorship,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Block No. 19 in the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Idaho Avenue, formerly Fifth Avenue, 110 feet easterly from the easterly margin of 52nd Avenue, North, formerly 11th Street; thence easterly with the northerly side of Idaho Avenue 50 feet; thence at right angles northerly 150 feet to an alley; thence westerly with the southerly margin of said alley 50 feet; thence southerly and parallel with the easterly margin of 52nd Avenue, North 150 feet to the beginning.

Being the same property conveyed to Robert C. Stanley, by deed from Bettie L. Booth and William Edward Booth, Sr., on October 26, 1984, of record in Book 6413, page 515, Register's Office for Davidson County, Tennessee. And further conveyed to Robert C. Stanley and Ronnica N. Stanley, husband and wife by Quitclaim Deed of record in Book 10583, page 866, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

ξ Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **5104 Idaho Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 14, 2011.

Robert C. Stanley

Ronnica Stanley

BILL GARRETT, Davidson County
Trans:T20110045312 DEEDWARR
Recvd: 07/26/11 15:57 2 pgs
Fees:13.00 Taxes:924.63
20110726-0057249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert C. Stanley and Ronnica N. Stanley, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2011

My commission expires 8/23/14

Notary Public

