Box 36
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25067

BILL GARRETT, Davidson County
Trans:T20110054274 DEEDWARR
Recvd: 09/01/11 13:59 4 pgs
Fees:23.00 Taxes:2405.00
20110901-0067922

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11507

Send Tax Bills To:
Same as New Owner

New Owner is:
Jonathan P. Cornelius
4316 Franklin Pike
Nashville, TN 37204

MAP: 132-11-0-011.00

PARCEL:

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, **Barbara Fae Stanley Executrix of The Estate of James Feroll Stanley, and Barbara Fae Stanley, James Garry Stanley, Debbie Gail Stanley, Tammy Kay Titus and Sherrie Diann Herring, the Beneficiaries under the Last Will and Testament of James Feroll Stanley of record in the Davidson County Probate Court, Docket Number 10P1685,** hereinafter referred to as Grantors, has bargained and sold, and by these presents do transfer and convey unto the said **Jonathan P. Cornelius and Kathryn S. Sawrey Cornelius , husband and wife,** 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:

Improved Property KnownAs: **4316 Franklin Pike, Nashville, TN 37204**

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

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of the Resubdivision of Lots Nos. 1 and 2, Elysian Fields, Section 1, as of record in Book 4660, Page 23, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Franklin Pike, said point being the southeasterly corner of the intersection of said Franklin Pike and Southmeade Parkway; thence along said margin of said Franklin Pike, South 7 degrees 40 minutes East 124.43 feet to a point; thence continuing with said margin of said Franklin Pike along a curve having a radius of 2082.14 feet, a distance of 163.28 feet to a point; thence North 85 degrees 10 minutes 58 seconds East 379.75 feet to a concrete monument set at the common corner of Lots Nos. 1 and 2 on said Plan; thence with the line between said Lots Nos. 1 and 2, North 3 degrees 29 minutes 28 seconds East 252.31 feet to a point in the southerly margin of Southmeade Parkway; thence along the southerly margin of Southmeade Parkway, westwardly 405.41 feet to a concrete monument, said point being the beginning of a curve to the left having a radius of 20 feet; thence southwesterly around said curve a distance of 35.31 feet to the point of beginning.

BEING the same property conveyed to James F. Stanley and wife, Joan K. Stanley by Warranty Deed from Daniel C. Hsu, Trustee, dated 10/24/79 and recorded 10/29/79 in Book 5521, Page 480, Register's Office for Davidson County, Tennessee. Joan K. Stanley having since died on May 14, 1989 leaving James F. Stanley as her surviving spouse. James F. Stanley subsequently died on October 25, 2010 naming his wife, Barbara Fae Stanley, and his children, James Garry Stanley, Debbie Gail Stanley, Tammy Kay Titus and Sherrie Diann Herring as beneficiaries under his Last Will and Testament.

BFS JKJ SDH B.F.S. Ex. B.F.S.

Sellers Initials

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 Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do 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 30th day of August, 2011.

GRANTOR(S):

BARBARA FAE STANLEY, EXECUTRIX

BARBARA FAE STANLEY

JAMES GARRY STANLEY

DEBBIE GAIL STANLEY

TAMMY KAY TITUS

SHERRIE DIANN HERRING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

On August 30, 2011, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Fae Stanley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as the Executrix of The Estate of James Feroll Stanley and being authorized so to do.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara Fae Stanley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2011.

NOTARY PUBLIC
My Commission

Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Garry Stanley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Debbie Gail Stanley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission

Expires:

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tammy Kay Titus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

ACKNOWLEDGEMENT
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sherrie Diann Herring**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission
Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$650,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of August, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Bobbi Cooper
NOTARY PUBLIC
My commission expires:

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE