BILL GARRETT, Davidson County
Trans:T20140015318 DEEDWARR
Recvd: 03/06/14 09:23 3 pgs
Fees:18.00 Taxes:579.05

20140306-0018757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/28/17

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#130994

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton B. Maine	Community Mortgage, LLC (NAME)	06112013000
1231 Riverwood Drive (ADDRESS)	19045 E. Valley View Parkway, Ste. F (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Independence, MO 64055 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of James Thomas Stanfield Sr., Hunter Stanfield, and Spencer Stanfield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clinton B. Maine,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*married

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT #49 AND LOT #50, ON THE PLAN OF EASTDALE PLACE AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 547 PAGES 29 & 30 R.O.D.C., TN., TO WHICH REFERENCE IS HEREBY MADE A MORE COMPLETE DESCRIPTION:

BEGINNING AT AN IRON PIPE(O), IN THE SOUTHERN RIGHT-OF-WAY PLYMOUTH AVENUE, BEING THE NORTHWEST CORNER OF LOT #51 , ON THE PLAN OF EASTDALE PLACE, AS OF RECORD IN PLAT BOOK 547 PAGES 29-30, R.O.D.C., TN., AND BEING THE NORTHEAST CORNER OF THIS TRACT, THENCE: S 53 DEG 35 MIN 40 SEC E, 14.00' TO AN IRON PIPE(O), THENCE: S 36 DEG 24 MIN 20 SEC W, 200.01' TO AN IRON PIPE(O), THENCE: N 53 DEG 35 MIN 35 SEC W, 144.50' TO AN IRON PIPE(O), THENCE: N 36 DEG 24 MIN 20 SEC E, 118.30' TO A RAILROAD SPIKE (O) IN EDGE OF DRIVE, THENCE: S 85 DEG 37 MIN 50 SEC E, 153.94' TO THE POINT OF BEGINNING CONTAINING 0.54 ACRES MORE OR LESS, AS PER A SURVEY BY C&K SURVEYORS LLC, DATED 2/13/2014.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES T. STANFIELD AND HERMAN RAY STANFIELD, AS TENANTS IN COMMON, EACH VESTED WITH A 50% UNDIVIDED INTEREST, BY DEED FROM MARIE STANFIELD, A WIDOW OF RECORD IN INSTRUMENT NO. 20030626-0088307, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MARIE STANFIELD RETAINED A LIFE ESTATE BY SAID DEED. HERMAN RAY STANFIELD A/K/A HERMAN RAY STANFIELD, III, 50% UNDIVIDED INTEREST WAS DEVISED UNDER THE THIRD ITEM OF THE LAST WILL AND TESTAMENT OF HERMAN RAY STANFIELD, III, DECEASED, OF RECORD IN FILE 05P1545, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A 30% UNDIVIDED INTEREST OF HIS ESTATE WAS DEVISED TO HIS BROTHER, JAMES THOMAS STANFIELD AND 30% UNDIVIDED INTEREST OF HIS ESTATE WAS DEVISED TO HERMAN TIMOTHY STANFIELD AND 20% UNDIVIDED INTEREST OF HIS ESTATE WAS DEVISED TO HUNTER STANFIELD AND 20% UNDIVIDED INTEREST OF HIS ESTATE WAS DEVISED TO SPENCER STANFIELD. HERMAN TIMOTHY STANFIELD CONVEYED HIS 30% UNDIVIDED INTEREST OF THE ESTATE OF HERMAN RAY STANFIELD, III, TO JAMES T. STANFIELD BY DEED OF RECORD IN INSTRUMENT NO. 20120711-0060604, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DEED ALSO ESTABLISHED MARIE STANFIELD DIES, THEREFORE, EXTINGUISHING HER LIFE ESTATE. JAMES T. STANFIELD HAVING SINCE DIE AND THE LAST WILL AND TESTAMENT OF JAMES T. STANFIELD, DECEASED, PROBATE UNDER FILE 13P703, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES THOMAS STANFIELD, SR., AND JAMES T. STANFIELD ARE ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

PAMELA NEIGHBOURS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES T. STANFIELD, JR., PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140306000187 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1231 Riverwood Drive, Nashville, TN 37216
(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/our hand(s) this 4th day of March, 2014.

Hunter Stanfield

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th day of March, 2014.

Notary Public

My Commission Expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

Spencer Stanfield

STATE OF TENNESSEE

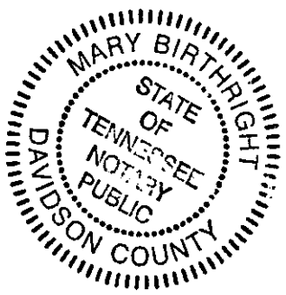
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th day of March, 2014.

Notary Public

My Commission Expires: 11/3/15



(SEAL)

Estate of James Thomas Stanfield, Sr.
By:
James T. Stanfield, Jr.
By:
Pamela Neighbours, his Attorney-in-Fact

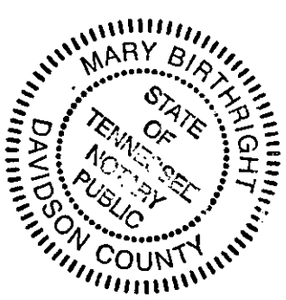
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2014., before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Pamela Neighbours, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James T. Stanfield, Jr. and acknowledged that such person executed the same as the free act and deed of James T. Stanfield, Jr.

Witness my hand and official seal, this the 4th day of March, 2014.

Notary Public

My commission expires:11/3/15



(Seal)

RETURN TO:
Four Star Title, LLC
2508 North Mt. Juliet Rd.,
Mt. Juliet, TN 37122