mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00

Kenneth B Bonifay
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MARCH, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6172 BONIFAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth B. Bonifay	Regions Bank dba Regions Mortgage	061-04-0-053.00
4905 Log Cabin Road	2050 Parkway Office Circle	
Nashville, TN 37216	Birmingham AL 35244	

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 ACKNOWLEDGE, WE,

ROBERT M. STALCUP, an unmarried man
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH B. BONIFAY, an unmarried man

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 Davidson County, Tennessee being Lot No. 17 on the map of Marina C. McGaughey's 2nd Subdivision of Part of Tract No. 4 of McGaughey's 2nd Hayesboro Subdivision, not of record, and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows: Beginning at a point in the Westerly margin of Log Cabin Road, formerly Ferfuson Avenue, as now widened, at the common corner of Lots 16 and 17; thence with the line between said lots Westerly 225.1 feet to a point; thence Northerly 100.05 feet to the common corner of Lots 17 and 18; thence with the line between said lots Easterly 219.2 feet to the Westerly margin of said Log Cabin Road, as now widened; thence with the margin of the same Southerly 100 feet to the beginning.

Being the same property conveyed to Robert Stalcup by Warranty Deed from Michelle Ray Knight and husband, Brett Knight, recorded on the 14th day of April, 2004 in Instrument No. 20040414-0041911, in the Register's Office of Davidson County, Tennessee. Robert M. Stalcup being one and the same person as Robert M. Stalcup.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 4905 Log Cabin Road, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20140019863 DEEDWARR
Recvd: 03/25/14 13:32 2 pgs
Fees:13.00 Taxes:621.60
20140325-0024462

Witness my hand on the 21st day of March, 2014.

Robert M. Stalcup

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROBERT M. STALCUP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Brentwood, Tennessee, this 21st day of March, 2014.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 14-R6172 BONIFAY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067