This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/06/14 11:11 3 pgs
Fees:18.00 Taxes:74.00
20140506-0038470

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2014, by and between John Otto Hess Parker, a married man, party of the first part, and Anthony D Stanley, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to JOhn Otto Hess Parker By Quit Claim Deed of Record at Instrument No 20110623-0048302 in the Davidson County Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Otto Hess Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Otto Hess Parker with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2014.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: Anthony D Stanley

3256 Towne Village Rd, Antioch, TN 37013

Tax Parcel No 043060008000

Property Address: 318 May Drive
Madison, TN 37115

MAIL TAX BILLS TO: Anthony D Stanley

318 May Drive, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $20,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2014.

Notary Public

My Commission Expires: 1-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being lot No. 53 on a revised unrecorded plan of Tract 14 of Anderson Estates, said Tract being a part of recorded plan of the Anderson Estates of record in Book 1130, Page 37, Register's Office for said County, and said lot is described according to a survey made by Harvey Gee, Surveyor, dated Dec. 29, 1947, as follows:

Beginning at a point on the easterly margin of May Drive, said point being the common corner of Lots No. 52 and 53 of said subdivision, and which point is located 455.2 feet southerly from a concrete marker at the intersection of May Drive and Thornton Avenue; thence easterly with the dividing line between Lots No. 52 and 53 174 feet to a point on the rear line of Lot No. 44; thence southerly with the rear line of Lot No. 53 and Lots No. 44 and 43 150 feet to a point, said point being the common corner of Lots No. 53 and 54 of said subdivision, thence westerly with the dividing line between Lots No. 53 and 54 174 feet to a point on the easterly margin of May Drive; thence northerly with easterly margin of May Drive 150 feet to the point of beginning.

Property subject to 10 foot easement along rear of lot for utilities and 30 foot set back from May Drive as shown on unrecorded plat. Also subject to restrictions of record in Book 1224, Page 86, said Register's Office.

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016