Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

NEW OWNER:

David Stansell
Gina Stansell
849 Glendale Lane
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0570

Map 132 Group 06-0 Parcel 024.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/09/14 12:21 3 pgs
Fees:18.00 Taxes:4921.00
20140709-0060398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Thirty Thousand and 00/100 Dollars** ($1,330,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **849 GLENDALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID P. STANSELL AND GINA V. STANSELL, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 8 on the unrecorded Plan of Orr Manor, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glendale Lane, at the common corner of lots 7 and 8; thence with the line between said lots, southeasterly 414.7 feet to a point in the westerly line of the Benedict Property; thence with the line of said Benedict Property, as follows: north 14 degrees 35 minutes east 130.7 feet; north 15 degrees 19 minutes east 100 feet; north 17 degrees 19 minutes east 100 feet; north 22 degrees 34 minutes east 100 feet; north 41 degrees 04 minutes east 100 feet, to the southerly margin of Glendale Lane; thence with the margin of the same, south 74 degrees 07 minutes west 313.8 feet to the beginning.

Being the same property conveyed to 849 Glendale, LLC, a Tennessee limited liability company, by Warranty Deed from John Joseph Krivec a/k/a John Krivec, unmarried, dated April 26, 2013, and of record in Instrument No. 20130503-0044649, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 849 Glendale Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2014**.

849 GLENDALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Ryan Miller, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RYAN MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an Authorized Agent of 849 GLENDALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within-named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 30th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,330,000.00** .

AFFIANT

Sworn to and subscribed to before me 30 day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

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