Return To: 14-0315
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140049717 DEEDWARR
Recvd: 07/11/14 13:41 2 pgs
Fees:13.00 Taxes:444.00
20140711-0061339

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public

My commission expires: 3-7-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RICKY A STANLEY **LAURA K. STANLEY**	**COMMUNITY MORTGAGE LLC** **DBA COMMUNITY MORTGAGE ADVISORS**	**10812015900**
3229 TRAILS END LANE	**19045 E. VALLEY VIEW PKWY., STE F**	
NASHVILLE, TN 37214	**INDEPENDENCE , MO 64005**	

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,

ELIZABETH BERYL FULGHUM, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICKY A STANLEY and LAURA K. STANLEY, HUSBAND AND WIFE EBF

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:

BEING LOT 12B OF ZONE LOT DIVISION OF LOTS 12, 13, 15, 16, 17, 18 OF TRAILWOOD SUBDIVISION SECTION ONE OF RECORD IN BOOK 6250 PAGE 140 WHICH AMENDED BOOK 5210 PAGE 351 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO LEE E FESKO AND EREN V. ESKO BY DEED FROM MEL MARTINEZ SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20010921-0102700 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: ALL MATTERS APPEARING ON PLAN OF ZONE LOT DIVISION OF LOTS 12, 13, 15, 16, 17, 18 TRAILWOOD SUBDIVISION SECTION ONE OF RECORD IN BOOK 3250 PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COVENANTS, CONDITIONS, RESTRICTIONS RESERVATIONS, EASEMENTS LIENS FOR ASSESSMENTS, OPTIONS POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE SET FORTH IN RESTRICTIONS RECORDED IN BOOK 5728 PAGE 298 AND AMENDED IN BOOK 6120 PAGE 761; BOOK 6476 PAGE 153; BOOK 6250 PAGE 140 AND IN ANY ALLIED INSTRUMENTS(S) REFERRED TO IN SAID RESTRICTIONS. CONVEYANCE TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7628 PAGE 509.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH BERYL FULGHUM, SINGLE WOMAN BY SPECIAL/LIMITED WARRANTY DEED FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, DATED 12/07/2009 AND RECORDED ON 01/13/2010 IN INSTRUMENT NUMBER 20100113-0003379, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $68,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3229 TRAILS END LANE, NASHVILLE, TN 37214.

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 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.

Witness my/our hand(s) this 30th day of June, 2014.

Elizabeth Beryl Fulghum

ELIZABETH BERYL FULGHUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ELIZABETH BERYL FULGHUM, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2014.

Jana D. Drury

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY