STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 07/17/14 10:58	2 pgs
Fees:13.00 Taxes:754.43	
20140717-0063255	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 06-19-16
File No. G14-9309D

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joan Paynter-Bandy and Earl D. Bandy, Jr., wife and husband (NAME)	Same As Owner (NAME)	83-15-47
2706 Noonan Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret W. Stanley, Trustee of the Mary W. Brown Special Needs Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan Paynter-Bandy and Earl D. Bandy, Jr., wife and husband**, 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. 75 on the plan of FORTLAND PARK, SECTION 2, as shown by plat of record in Plat Book 2900, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John Douglas Brown and wife, Mary Whitaker Brown from S.D. Harrison Co., Inc. a Tennessee Corporation, by Deed dated April 19, 1960, in Book 3070, Page 323, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John Douglas Brown from Mary Whitaker Brown by Quit Claim Deed dated June 4, 2010, and as of record in Instrument No. 20100607-0044199, said Register's Office. The said John Douglas Brown having since died testate June 14, 2011. Pursuant to his Last Will and Testament the subject property was devised to Margaret W. Stanley, Trustee of the Mary W. Brown Special Needs Trust, see also Order of record in Instrument No. 20110906-0068818, said Register's Office. Said Trustee is authorized and empowered to sell the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2963, page 612, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 40, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2706 Noonan Drive, Nashville, TN 37206.

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. Whenever 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 14th day of July, 2014.

MARGARET W. STANLEY, TRUSTEE OF THE
MARY W. BROWN SPECIAL NEEDS TRUST

By: Margaret W. Stanley
Margaret W. Stanley, Trustee

July 14, 2014
Date

STATE OF NY
COUNTY OF Suffolk }

CAROL BROCKMILLER
Notary Public, State of New York
No. 01BR6103048
Qualified in Suffolk County
Commission Expires Dec. 15, 2015

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Margaret W. Stanley, Trustee for Margaret W. Stanley, Trustee of the Mary W. Brown Special Needs Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2014.

My Commission Expires: 12/15/2015 Carol Brockmiller 7/14/2014
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, the undersigned, 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.

Janet Gers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commissi

Ashley W. Morgan