BILL GARRETT, Davidson County
Trans:T20140062728 DEEDWARR
Recvd: 08/25/14 10:36 2 pgs
Fees:13.00 Taxes:512.45
20140825-0077197

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $138,500.00.

Affiant

Subscribed and sworn to before me as of the 20th day of August, 2014.

Notary Public

My Commission Expires: 10/26/16

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Janet C. Mandeville 3111 Stafford Drive Nashville, TN 37214	**Franklin American Mortgage** **501 Corporate Centre Drive, Suite 400** **Franklin, TN 37067**	08507010500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **James A. Allocco and wife, Tina T. Sheridan,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Janet C. Mandeville, an unmarried woman** hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Stanford Country Club Estates, Section Four of record in Plat Book 2900, Pages 83 and 84, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. Allocco and wife, Tina T. Sheridan by deed from Harry J. Kleespies and wife, Tina T. Kleespies of record in Instrument No. 20021104-0134726 Register's Office for Davidson County, Tennessee, dated October 31, 2002 and recorded on November 4, 2002.

Being improved property known as 3111 Stafford Drive Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

3. Easement(s) as set forth in Book 3066, Page 219, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 20th day of August, 2014.

James A. Allocco

Tina T. Sheridan By Attorney in fact

Tina T. Sheridan

By: James Allocco Attorney in fact

James A. Allocco, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State James A. Allocco with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 20th day of August, 2014.

Notary Public

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

My Commission Exp. 06-19-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared James A. Allocco, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Tina T. Sheridan, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed Tina T. Sheridan, for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 20th day of August, 2014.

Notary Public

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

My Commission Expires: 06-19-16

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520