~~BOX 10-A~~

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090817 DEEDWARR
Recvd: 12/04/14 10:25 2 pgs
Fees:13.00 Taxes:50.48
20141204-0111146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,644.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~NOVEMBER~~ December, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa Serme | Same | |
| (NAME) | (NAME) | 43-6-8 |
| 318 May Dr.-P.O. Box 1448 | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **ANTHONY D. STANLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA SERME**, 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 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 setback from May Drive as shown on unrecorded plat. Also subject to restrictions of record in Book 1224, Page 86, said Register's Office.

Being the same property conveyed to Anthony D. Stanley, unmarried by Warranty Deed from John Otto Hess Parker dated May 5th, 2014 of record in Instrument No. 20140506-0038470, said Register's Office.

**Deed of Trust of record in Instrument No. 20140506-0038471 Register's Office for Davidson County, to secure an indebtedness to John Otto Hess Parker in the original principal amount of $15, 244.23. ASSUMED BY THE GRANTEE.**

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 37, said Register's Office; and (c) restrictive covenants of record in Book 1224, page 86, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 318 May Dr., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 2nd day of ~~November~~ December, 2014.

Anthony D. Stanley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony D. Stanley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of ~~November~~ December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public