Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

BILL GARRETT, Davidson County
Trans:T20140096607 DEEDWARR
Recvd: 12/26/14 15:49 2 pgs
Fees:13.00 Taxes:536.50
20141226-0118109

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Donald Shatley, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Clyde Jason Stambaugh and Kelly Stambaugh, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4, on the plan of North Land Estates, Section I, as shown on plat of record in Plat Book 3842, page 212, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This is the same property designated as 01100008500 in the Tax Assessor's Office in Davidson County Tennessee.

BEING the same property conveyed to Donald Shatley by Warranty Deed from Ben C. Dunn, Jr., and Deborah G. Dunn recorded August 9, 2006 in Instrument No: 20060809-0097673, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Book 3842, page 212 and subject to restrictions of record in Book 4278, page 820, both in the Registers' Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2014** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 19th day of December, 2014.

Donald Shatley

State of Tennessee
County of Sumner

On this the 19th day of December, 2014, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Donald Shatley to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Jessica J Hunter
Notary Public

My Commission Expires: 6/26/17

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Jay Collins
Affiant

SWORN TO AND SUBSCRIBED before me, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MAIL TAX BILLS ~~AND DEED~~ TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd. Ste. 400
Brentwood, TN 37027

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Clyde Jason Stambaugh
3120 Freeman Hollow Road
Goodlettsville, TN 37072

File No.: 146335