This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150006466 DEEDWARR
Recvd: 01/27/15 10:14 3 pgs
Fees:18.00 Taxes:632.70
20150127-0007613

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward H. Maywald,** married, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Nicholas Stanton, an unmarried man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Whispering Hills, section Four of record in Plat Book 2900, page 22 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward H. Maywald by Quitclaim Deed dated January 28, 2014 from MR Properties, a Tennessee General Partnership of record as Instrument No. 201401290008027, Register's Office for Davidson County, Tennessee.

Map & Parcel: 147-15-178

This property is known as: 5046 Cherrywood Drive, Nashville, TN 37211

This is not the usual place of residence for the grantors, therefore no marital or homestead rights need be conveyed.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 16th day of January, 2015.

Edward H. Maywald -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward H. Maywald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 3/27/2016

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Grantee(s) Name, Address: 5046 Cherrywood Dr	Send Tax Statement To:
Nicholas Stanton Nashville, TN 37211	New Owner

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$171,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of January, 2015.

Affiant

(Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

My commission expires:

5-8-18