WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber Bradley	SunTrust Mortgage Inc.	173-09-A 191.00CO
(NAME)	(NAME)	
1603 Woodland Ct.	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Richmond, VA 23224	
(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, I, **Jeffrey Thomas Stansberry, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Nichole Bradley, an unmarried woman,** 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. 137, on the Plan of Phase "B", Lenox Village, as of record in Instrument No. 20030124-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey Thomas Stansberry, unmarried, by Warranty Deed from Joey E. Farbman, unmarried, dated August 29, 2008, of record in Instrument No. 20080903-0090181, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7834 Heaton Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150034242 DEEDWARR
Recvd: 05/05/15 08:57 2 pgs
Fees:13.00 Taxes:739.63
20150505-0040563

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her 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 GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20031024-0157237; Restrictions of record in Instrument No. 20020315-0032826; Master Deed establishing a Horizontal Property Regime of Lenox Village, of record in Instrument No. 20020315-0032825; Articles of Incorporation/ Charter of record in Instrument No. 20020412-0045831; Easement to Comcast of record in Instrument No. 20130916-0097049; Easement for ingress/ egress/ access of record in Instrument No. 20010103-0000902; Easement for sewer/ storm drainage of record in Book 7985, page 449; Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666; Stormwater Detention Agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of April, 2015.

X _____
Jeffrey Thomas Stansberry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey Thomas Stansberry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of April, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 20618

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019