THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150043190 DEEDWARR
Recvd: 06/02/15 16:11 2 pgs
Fees:13.00 Taxes:417.73
20150602-0051441

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Edward Stanley and Korina Leticia Stanley 510 Cottonwood Drive Nashville, Tennessee 37214	F&M Bank 50 Franklin Street Clarksville, Tennessee 37040	096-06-0-214.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JONATHAN D. GRUBB AND WIFE, SARA M. GRUBB**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN EDWARD STANLEY AND WIFE, KORINA LETICIA STANLEY**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Cloverhill, Section IV or record in Plat Book 2133, Page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jonathan D. Grubb and wife, Sara M. Grubb, by Warranty Deed from Heather A. Shimko, of record on 01/06/2006, at Instrument No. 20060106-0002095, Davidson County Register of Deeds.

This is improved property known as **510 Cottonwood Drive, Nashville, Tennessee 37214** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands this **1st** day of **June, 2015**:

Jonathan D. Grubb

Sara M. Grubb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN D. GRUBB AND SARA M. GRUBB**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2015.

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $112,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2015:

Notary Public

My Commission Expires: 5/23/18

