WARRANTY DEED

JUDY A. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Brenda R Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Judy A Lehman
Notary Public

MY COMMISSION EXPIRES: 04-19-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David O. Stalnaker and Sallie L. Stalnaker, Trustees of the Stalnaker Family Trust of June 21, 2010	Fairway Independent Mortgage Corporation	181110B10400CO
(NAME)	(NAME)	
2599 Smith Kramer St., NE	100 Market Street, Suite 403	
(ADDRESS)	(ADDRESS)	
Hartville, OH 44632	Portsmouth, NH 03801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150073790 DEEDWARR
Recvd: 08/31/15 12:24 2 pgs
Fees: 13.00 Taxes: 1106.30

20150831-0088049

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Jeremy S. Harrell and Michelle L. Harrell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David O. Stalnaker and Sallie L. Stalnaker, Trustees of the Stalnaker Family Trust of June 21, 2010,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

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 104 on the Plat of Concord Place 2, Phase 3, of record in Instrument Number 20080808-0082075, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeremy S. Harrell and Michelle L. Harrell, husband and wife, by Warranty Deed from Centex Homes, a Nevada general partnership, recorded on July 20, 2011, of record in Instrument Number 20110720-0055504, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 9168 Carissa Dr., Brentwood, TN 37027
(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.

Witness my/our hands this 28th day of August, 2015.

Jeremy S. Harrell

Michelle L. Harrell

State of Tennessee
County of Williamson

Personally appeared before me Jeremy S. Harrell and Michelle L. Harrell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: 3/24/19



File No.: 10586