WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079511 DEEDWARR
Recvd: 09/18/15 10:36 2 pgs
Fees:13.00 Taxes:510.60
20150918-0094908

File No.: 15-0273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,000.00.

Affiant

Subscribed and sworn to me on September 14, 2015.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Jody Stickle 5025 Hillsboro Pike 21J Nashville, TN 37215	ACCESS NATIONAL MORTGAGE 1800 Robert Fulton Drive, Suite 350 Reston, VA 20191	091-09-0B-005.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WALTER E. MCDANIEL, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JODY STICKLE, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, as shown on the map entitled the Plan of Parkwood Glen Condominium, Phase One, Section One, of record in Book 6200, page 929, 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 WALTER E. MCDANIEL AND WIFE, SHIRLEY F. MCDANIEL, by deed from ROGER D. WALKER AND WIFE, SHERRY T. WALKER, of record in Book 9751, page 696, dated July 31, 1995, said Register's Office. The said Shirley F. McDaniel having since died on or about October 20, 2013, leaving Walter E. McDaniel the surviving tenant by the entireties.

Grantor certifies that this property is not the usual place of residence of the Grantor or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 6218 Deal Avenue, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himeself, his 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.

WITNESS our hand on September 14, 2015.

Grantor:

Walter E. m Daniel

Walter E. McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **WALTER E. MCDANIEL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2015.

My Commission Expires
March 3, 2019

Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY