WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046869 DEEDWARR
Recvd: 06/03/16 09:51 2 pgs
Fees:13.00 Taxes:1087.80
20160603-0056059

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$294,000.00.**

Affiant

Subscribed and sworn to before me this 31ST day of MAY 2016

Notary Public
My Commission expires: 10/18/2016
(Affix Seal)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Max W. Devaney	new owner	147-15-0-027.00
569 Highcrest Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard L. Stanley and Donna M. Stanley, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Max W. Devaney and Rachel L. Horres, both single persons,** as tenants in common , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 49 on the Plan of Whispering Hills, Section I, as of record in Book 2331, Pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 49 fronts 73.3 feet on the southerly side of Highcrest Drive and runs back between lines measuring 250.2 feet on the westerly line and 234.3 feet on the easterly line to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to Donna M. Stanley and Husband, Richard L. Stanley from Gail A. Pierce and wife, Cynthia T. Pierce by Warranty Deed on July 27, 2000, of record in Instrument Number 20000802-0076572, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2481, Page 499, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5366, Page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as: **569 Highcrest Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2016.

Richard L. Stanley

Donna M. Stanley

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard L. Stanley and Donna M. Stanley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY