THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160069943 DEEDWARR Recvd: 08/12/16 09:15 2 pgs Fees:13.00 Taxes:665.63 20160812-0084002	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,900.00 Affiant Subscribed and sworn to before me, this 10th day of August, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua Rice and Hannah Rice 510 Cottonwood Dr. Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 096-06-0-214.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN EDWARD STANLEY AND WIFE, KORINA LETICIA STANLEY** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JOSHUA RICE AND HANNAH RICE, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Cloverhill, Section IV of 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 JOHN EDWARD STANLEY AND WIFE, KORINA LETICIA STANLEY, by deed from JONATHAN D. GRUBB AND WIFE, SARA M. GRUBB, of record as Instrument No. 20150602-0051441, dated June 1, 2015, said Register's office.

This is improved property commonly known as: **510 Cottonwood Dr., Nashville, TN 37214.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2016.

JOHN EDWARD STANLEY

KORINA LETICIA STANLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN EDWARD STANLEY AND WIFE, KORINA LETICIA STANLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of August, 2016.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: _____