BILL GARRETT, Davidson County
Trans:T20160080510 DEEDWARR
Recvd: 09/14/16 12:34 2 pgs
Fees:13.00 Taxes:851.00
20160914-0096631

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$230,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st day of August, 2016.
|NOTARY PUBLIC: Regina E. Harris
|MY COMMISSION EXPIRES: 03/10/2019
| (AFFIX SEAL)

REGINA E. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

Return to: BCokley
Bridge Trust Title #40
4400 Harding Rd
Nashville, TN 37205

THIS INSTRUMENT WAS PREPARED BY — Zach Wright
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin Michael Carlisle and Emma Carlisle 4025 Lake Parkway Hermitage, TN 37076	Erin Carlisle	097-08-005.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mildred Stanfield, unmarried and widow of Thomas J. Stanfield, deceased

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erin Michael Carlisle and Emma Carlisle, husband and wife

Hereinafter called the grantees, their heirs and assigns, 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 No. 7 on the Plan of Lake Park, Section I, as of record in Book 4175, Page 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Lake Parkway, said point being the common point between Lot No. 7 and Lot No. 8 on said plan; thence, following the common boundary between Lot No. 7 and Lot No. 8 southerly 150.00 feet to a concrete monument; thence, S 15 degrees - 56' W 131.97 feet to a point, said point being the common point between Lot No. 7 and Lot No. 9; thence, N 73 degrees - 05' W 50.00 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the common boundary between Lot No. 7 and Lot No. 6 North 222.68 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the margin of Lake Parkway N 68 degrees - 00' E 120.00 feet to the point of beginning.

Being the same property conveyed to Thomas J. Stanfield and wife, Mildred Stanfield by Warranty Deed from T & R, Inc., a Tennessee Corporation, dated February 01, 1971, of record in Book 4478, Page 618, Register's Office for Davidson County, TN. Grantor herein makes oath and affidavit that Thomas J. Stanfield A/K/A Thomas Jerry Stanfield died on or about May 24, 2016, leaving Mildred Stanfield as sole surviving tenant by the entirety, there having been no divorce or legal separation prior to his death.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 4175, Page 134-135, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4429, Page 577, amended in Book 4516, Page 751, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 4669, Page 746 and Book 9949, Page 538, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4025 Lake Parkway, Hermitage, TN 37076**
(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 hand(s) this 31st day of August, 2016.

Mildred Stanfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mildred Stanfield, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076