Davidson County DEEDWARR
Recvd: 10/18/16 08:28 2 pgs
Fees:13.00 Taxes:1109.63
20161018-0109696

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$299,900.00.**

Affiant

Subscribed and sworn to before me this 14th day of October, 2016

Notary Public

My Commission expires: 7/8/19

(Affix Seal)

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:
Benjamin P. Belden	Guaranty Trust Company, Secretary of HUD	061-02-0-072.00
650 Stanvid Drive	316 Robert Rose Drive	
Nashville, TN 37216	Murfreesboro, TN 37129	

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, **Amanda Dean, as Successor Trustee for The Stanvid Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin P. Belden, a single person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 350 on the plan of Section XI, Gra-Mar Acres, of record in Book 2663, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexander Sledge and wife, Katrina Sledge, by deed from Jack Boyd, Jr. and wife, Betty R. Boyd, on October 27, 1998, of record in Book 11185, page 478, Register's Office for Davidson County, Tennessee. The said Alexander Sledge having died, leaving said property to Katrina Sledge by right of survivorship.

Property further conveyed to Andy Maloney, as Trustee for The Stanvid Drive Trust by deed from Katrina Sledge, unmarried, on March 2, 2016, of record in Instrument Number 20160303-0020593, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The Stanvid Drive Trust.

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

- Subject to all matters as shown on the Plan of record in Book 2663, page 113, Register's Office Davidson County, Tennessee.

This is improved property known as: 650 Stanvid Drive, Nashville, TN 37216

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 October 14, 2016.

The Stanvid Drive Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2016

My commission expires 7-3-17

Notary Public

Tennese Loveza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE