BILL GARRETT, Davidson County
Trans:T20160096129 DEEDWARR
Recvd: 10/31/16 14:20 2 pgs
Fees:13.00 Taxes:1330.15
20161031-0114938

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-1749

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,500.00

Affiant

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21st day of October, 2016

Notary Public
Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith C. Stanton Janice C. Stanton 105 Trace Park Ct E Nashville, TN 37221	Mr. Keith Stanton PO BOX 682594 Franklin, TN 37068	155-16-0A-017.00 CO

WARRANTY DEED

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, I/WE,

Griffith Haber, solely in his capacity as Trustee of the Murray Haber Family Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith C. Stanton and Janice Lea Stanton 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. 136 on the Plan of a Resubdivision of Traceside, Section One, of record in Plat Book 7900, Page 946, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Griffith Haber, solely in his capacity as Trustee of the Murray Haber Family Trust, by Quitclaim Deed from Griffith Haber, solely in his capacity as trustee of the Murray Haber Inter Vivos Revocable Trust, dated 3/24/16 and recorded 3/24/16 in Instrument No. 20160324-0027840; and being the same property previously conveyed to Griffith Haber, solely in his capacity as trustee of the Murray Haber Inter Vivos Revocable Trust, by Quitclaim Deed from Murray J. Haber, Sr., dated 9/12/14 and recorded 9/15/14 in Instrument No. 20140915-0083982; and being the same property previously conveyed to Murray Jay Haber, Sr. and wife, Judith V. Haber, by Warranty Deed from Centex Real Estate Corporation, dated 4/4/96 and recorded 4/8/96 in Book 10007, Page 23, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Trace Park Ct E, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2016.

Griffith Haber, solely in his capacity as Trustee of the Murray Haber Family Trust

BY: Griffith Haber, Trustee
Griffith Haber, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Griffith Haber, solely in his capacity as Trustee of the Murray Haber Family Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of October, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20