WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112908 DEEDWARR
Recvd: 12/22/16 10:35 2 pgs
Fees:13.00 Taxes:888.00

20161222-0134675

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lowell J. Sitler	Lending Hand Mortgage, LLC	064110A017.00CO
(NAME)	(NAME)	
210 Cameron Court	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Janie M. Stanley**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lowell J. Sitler, a single man** , hereinafter called the GRANTEE(S), 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. 17, on the plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, as amended in Book 8099, Page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlie U. Stanley and wife, Janie M. Stanley by Warranty Deed from Third National Bank in Nashville, dated 02/15/1990, recorded 02/16/1990 of record in Book 8047, Page 174, in the Register's Office for Davidson County, Tennessee. Charles U. Stanley having since died on January 18, 2011.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 210 Cameron Court, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 19th day of December, 2016.

Janie M Stanley by Rebecca M Richardson, attorney in fact

Janie M, Stanley by Rebecca M. Richardson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Richardson, with whom I am personally acquainted and who proved her/ himself to be the Attorney in Fact for Janie M. Stanley, and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of December, 2016.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
DONALD R. BARRETT JR.

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064