RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170300096

# WARRANTY DEED

JONATHON QUISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 1-24-21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer DeLoach<br>1031 Maynor Avenue<br>Nashville, TN 37216 | New Owner | 072-06-0-021.00 |

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,

**Roy E. Stanley and Carol A. Stanley, as Current Trustees of The Stanley Family Trust U/T/D June 6, 2014.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jennifer DeLoach, a single woman**

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. 52 on the Plan of Maynor Place, as of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 52 fronts 60 feet on the northerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.**

**BEING the same property conveyed to Roy E. Stanley and Carol A. Stanley, as Current Trustees of The Stanley Family Trust U/T/D June 6, 2014 by Deed from Roy E. Stanley and Carol A. Stanley, husband and wife, a joint tenants with rights of survivorship, dated 6/6/14 and recorded 6/13/14 in Instrument Number 20140613-0051661; Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **1031 Maynor Avenue, Nashville, TN 37216**
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.

BILL GARRETT, Davidson County
Trans: T20170032648 DEEDWARR
Recvd: 04/18/17 15:05 2 pgs
Fees: 13.00 Taxes: 1276.50

20170418-0037980

Witness our hands this 12th day of April, 2017.

**The Stanley Family Trust U/T/D June 6, 2014**

BY: Roy E. Stanley, Trustee
**Roy E. Stanley, Trustee**

By: Carol A Stanley, Trustee
**Carol A. Stanley, Trustee**

STATE OF Arkansas
COUNTY OF Washington

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared the Roy E. Stanley and Carol A. Stanley, as current Trustees, or their Successor with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of The Stanley Family Trust U/T/D June 6, 2014 the within named bargainors, and trustees that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Roy E. Stanley and Carol A. Stanley as such Trustees.

Witness my hand and official seal at office at Fayetteville AR on this the 12th day of April, 2017.

Commission Expires:_____

Joy L Hoops
Notary Public

JOY L. HOOPS
Notary Public
Washington County - Arkansas
Commission # 12400437
Expires: September 1, 2024