Bill Garrett Davidson County
Batch# 14773 DEEDWARR
10/17/2017 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20171017-0106462

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2017.

COURTNEY MARCIONETTE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5.24.21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth P. Stanley and Marita Beth Earle 5677 Oakes Drive Brentwood TN 37027	Gardner Financial Services, LTD 3503 Paesanos Pkwy San Antonio, TX 78231	Tax Parcel ID No. 160-14-0A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew S. Felts and Anna L. Blobaum, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kenneth P. Stanley a/k/a Kenneth Paul Stanley, unmarried, and Marita Beth Earle, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Highland Courts in Highlands of Brentwood, of record in Plat Book 4860, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW S. FELTS and wife, ANNA L. BLOBAUM, by deed from BRADLY LAWRENCE and wife, LISA LAWRENCE, of record in Instrument No. 20120503-0038211, dated April 30, 2012, and recorded on May 3, 2012 said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 160-14-0A-016.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4860, page 101, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5024, page 549, amended in Book 8287, page 313, said Register's Office.

This is improved property located at 5677 Oakes Drive Brentwood TN 37027

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2017.

Andrew S. Felts

Anna L. Blobaum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew S. Felts and Anna L. Blobaum, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2017.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

