Return To: 18-0114
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87773 DEEDWARR
05/03/2018 10:31:48 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180503-0042233

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shakila McDaniel	The Mortgage Firm	053-06-0B-102.00-CO
(NAME)	(NAME)	
1992 Waterford Drive	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Altamonte Springs FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gerald Joseph Stanley, Sr., a widower, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shakila McDaniel and Lorenzo McDaniel, wife and husband, 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. 129 on the Plan of Phase 5B, Waterford of record in Plat Book 7900, Page (s) 838 and 839, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Gerald Joseph Stanley, Sr., and wife, Melissa D. Stanley by Warranty Deed from Steven T. Hoskins and wife, Stephanie R. Hoskins of record in Instrument No. 20020530-0065455 Register's Office for Davidson County, Tennessee, dated May 23rd, 2002 and recorded on May 30th, 2002. Said interest is now vested in Gerald Joseph Stanley, Sr., a widower, as surviving tenant by the entirety, the said Melissa Dawn Stanley having died on October 8, 2014.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 1992 Waterford Drive, Old Hickory, TN 37138
(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 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.

Witness my hand this 24th day of April, 2018.

Gerald Joseph Stanley Sr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of April, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gerald Joseph Stanley Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9-7-21

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2021