WARRANTY DEED

Karen Johnson Davidson County
Batch# 207781 DEEDWARR
03/20/2019 09:25:01 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20190320-0025213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$155,000.00.**

Jordan L. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2019

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Marcus Stanton	NEW OWNER	059-05-0-274.00
(Name)	(Name)	
3013 Vistavalley Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEENA WHITFLIED, A SINGLE PERSON NOW KNOWN AS DEENA VALENTINE, A MARRIED WOMAN AND HER HUSBAND SHAWN VALENTINE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS J. STANTON, JR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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(s) 279, as shown on the map entitled Buena Vista Estates, Section 6, of record in Plat Book 4460, page 85, 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 DEENA WHITFIELD, A SINGLE PERSON, by deed from ANNETTE PATTERSON, N/K/A ANNETTE PATTERSON-MCLAURIN, A MARRIED WOMAN, of record in Instrument No. 20091014-0095202, dated October 13, 2009, said Register's Office.

Said Deena Whitfield having since married, Shawn Valentine and now known as Deena Valentine.

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 4460, PAGE 85, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CCR-19-5013

Executed by my hand this the 15th of March , 2019.

Deena Valentine

Shawn Valentine

STATE OF Tennessee

County OF Davidson

I, Nazarene J. Frazier, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Deena Valentine and Shawn Valentine personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of March , 2019.

Notary Public

My Commission Expires:

(SEAL)

NAZARENE FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Please return to
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Nashville, TN 37211