Karen Johnson Davidson County
Batch# 300561 DEEDWARR
10/14/2019 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $934.25
20191014-0104981

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of October, 2019.

(Affix Seal) Notary Public

My Commission Expires: 5/17/21

2019-879-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Orlando 3501 Greenwood Drive Hermitage, TN 37076	NEW OWNER	Map/Parcel 086-14-0B-160.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hellen Hunter, both as Administratix of the Estate of Heather Lee Stanton, deceased, and on behalf of the known and unknown heirs of Heather Lee Stanton, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Orlando, unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 172 on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather L. Pialet by Warranty Deed from Carol D. Jacobson, unmarried, dated October 8, 2003, of record in Instrument No. 20031024-0157422, Register's Office for Davidson County, Tennessee. Heather L. Pialet and Heather Lee Stanton are one and the same person. The said Heather Lee Stanton died intestate on December 5, 2018. See Order approving Purchase Agreement from the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, at Nashville, Probabe Division, Docket No. 19P199, executed on October 4, 2019, recorded in Instrument No. 201910140104980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of closing to be assumed by Grantee herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 3501 Greenwood Drive, Hermitage, TN 37076.

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, his heirs and assigns forever; and the GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of October, 2019:

By: Hellen Hunter Administratix
Hellen Hunter, Administratix of the
Estate of Heather Lee Stanton, deceased

STATE OF Florida
COUNTY OF Santa Rosa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hellen Hunter, Administratix of the Estate of Heather Lee Stanton, deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administratix of the Estate of Heather Lee Stanton, deceased, the within bargainor, and that she as such Administratix of the Estate of Heather Lee Stanton, deceased, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Administratix of the Estate of Heather Lee Stanton, deceased.

Witness my hand, at office, this 10th day of October, 2019.

Deborah F Reeves
Notary Signature
My commission expires:

DEBORAH F. REEVES
MY COMMISSION # GG 360847
EXPIRES: November 25, 2021
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Jason Nguyen, 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.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Megan Kriner, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 3, 2020

{Notary' Seal}

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY