This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 376580 DEEDWARR
03/24/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200324-0031989

State of Tennessee
County of WILSON

The actual consideration or value, whichever is greater for this transfer is: $ 250,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18TH day of March, 2020.

Notary Public

My Commission expires 2 / 27 / 2021

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
ROBERT C. STANLEY AND CARA L. GARTON
405 NORTH CAMERON COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 064110A02200C0

WARRANTY DEED
20NT00171

Effective the 18th day of MARCH, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DOUGLAS RALPH STANLEY AND WIFE, MARY LISA STANLEY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT C. STANLEY AND CARA L. GARTON, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **WILSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Caleb Chase, as of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas Ralph Stanley and wife, Mary Lisa Stanley, by Warranty Deed from Brenda Kaye Cook, unmarried, dated 09/29/1997 and recorded 09/30/1997 in Book 10627, page 203, Register's Office for Davidson County, TN.

This conveyance is made subject to all restrictions, easements of record and such building ordinances as may affect the premises.

This is an improved property commonly known as 405 N Cameron Ct, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 18TH day of MARCH, 2020

Douglas Ralph Stanley
DOUGLAS RALPH STANLEY

Mary Lisa Stanley
MARY LISA STANLEY

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DOUGLAS RALPH STANLEY AND MARY LISA STANLEY,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18TH day of MARCH, 2020.

Notary Public

My commission expires: 7/8/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021