BILL GARRETT, Davidson County 3
Trans:T20130074425 DEEDWARR
Recvd: 08/28/13 11:10 2 pgs
Fees:13.00 Taxes:2275.50

20130828-0090753

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO.. GREATER, FOR THIS TRANSFER IS ~~$615,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16166

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Chad M Denning | SAME | |
| (NAME) 2417 Eugenia | (NAME) | 11808006700 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | 11808006500 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve Cline, with whom I am personally acquianted and who proved himself to be the Managing Member of SK Coral, LLC, a Tennessee limited liabiltiy company, the bargainor, and who, being authorized to do so aknowledged he executed the foregoing instrument for the purposes therein contained.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chad M Denning and wife, Elizabeth L Denning**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: (Parcel 11808006700) Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Resubdivision of Lots 37 and 38, Grandview Heights, as shown on plat of record in Instrument No. 200601130005375, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2: (Parcel 11808006500) Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Grandview Heights, of record in Plat Book 161, Pages 14-15, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to SK Coral LLC by Deed from Domingo A. Carletello and wife, Stacy L. Carletello, dated 11/30/2006 and filed for record on 12/06/2006 in Instrument 200612060151047, Register's Office for Davidson County, Tennessee. (as to parcel 65)

Being the same property conveyed to SK Coral LLC, a Tennessee limited liability company by Deed from Matteson-Hudson Construction Company, dated 11/29/2006 and filed for record on 12/06/2006 in Instrument 200612060151048, Register's Office for Davidson County, Tennessee. (as to parcel 67)

THIS CONVEYANCE IS SUBJECT TO:
All matters set forth in Plat Book 161, page 14, Plat Book 161, page 15 and instrument No. 200601130005375 Register's Office for Davidson County, Tennessee.
Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4735, page 871 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2415 & 241 Eugenia Avenue, Nashville, TN 37211
2417 Eugenia Avenue, Nashville, TN 37211
2419 Eugenia Avenue, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 23 day of August, 2013.

SK Coral, LLC
BY: _____
Its: Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Cline, with whom I am personally acquianted and who proved himself to be the Managing Member of SK Coral, LLC, a Tennessee limited liabiltiy company, the bargainor, and who, being authorized to do so aknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2013.

_____
Notary Public Donald R. Barrett
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**