Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Gebeau Lynn Gebeau 312 Dogwood Trail Nashville, TN 37209	New Owner 312 Dogwood Trl. Nashville, TN 37209	114140A01500CO

BILL GARRETT, Davidson County
Trans:T20130089037 DEEDWARRSP
Recvd: 10/16/13 10:03 3 pgs
Fees:18.00 Taxes:1089.87
20131016-0107948

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$294,560.00**

Mary Catherine Mcanulty
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2013.

Carla Ikard
Notary Public

My Commission Expires: 3-3-2015
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **STS Property Group, LLC, a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gary and Lynn Gebeau, husband and wife, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 15 as shown on the Final Plat of Woodland Forest, Section Two, of record in Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to STS Property Group, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from American Security Bank and Trust, dated December 12, 2008, recorded December 19, 2008, of record in Instrument No. 20081219-0121403, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **312 Dogwood Trail, Nashville, TN 37209**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **September, 2013.**

STS Property Group, LLC

By: _____
Hamid Toloogolzari, Its Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Hamid Toloogolzari** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **STS Property Group, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that such **Hamid Toloogolzari,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **30th** day of **September, 2013.**

_____
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to all matters shown on the Plan of record as Instrument Number 20050331-0035005, Register's Office of Davidson County, Tennessee.

4. Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 443, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 692, Book 7207, Page 692, and as amended in Instrument Number 20050916-0111743, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. By-Laws of Woodland Forest Homeowners' Association, Inc., of record in Instrument Number 20040503-0049797, as amended in Instrument Number 20050916-0111744 in the Register's Office for Davidson County, Tennessee.

7. Conveyance of Common Areas to Homeowners' Association of record in Instrument Number 20050415-0042083 and in Instrument Number 20060505-0052580, in the Register's Office for Davidson County, Tennessee.

8. Easement for Access & Maintenance of record in Book 7439, Page 487, Book 7596, Page 692, in the Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Instrument Number 200311190168896, in the Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and/or elements.