WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003619 DEEDWARR
Recvd: 01/16/14 11:05 2 pgs
Fees:13.00 Taxes:1221.00

20140116-0004459

R-VRES-13-0305

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Almost Eight, LLC	**Almost Eight, LLC c/o James Kelly Law Offices**	
(NAME)	(NAME)	
17 River Road / PO Box 469	**17 River Road**	**083-02-0-160.00**
(ADDRESS)	(ADDRESS)	
Washington, CT 06794	**Washington, CT 06794**	
(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, **DALE S. STEPNIEWSKI, A MARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALMOST EIGHT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP SHOWING SUBDIVISION OF LOT NO. 12, BLOCK "B" IN THE SUBDIVISION OF THE WEAKLEY PLACE, THE MAP OF WEAKLEY PLACE OF RECORD IN PLAT BOOK 161, PAGE 131, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 59.0 FEET ON THE WESTERLY SIDE OF CHAPEL AVENUE AND RUNS BACK WITH THE LINE BETWEEN SAID LOT NO. 12 AND LOT NO. 14 ON SAID PLAN 213.0 FEET AND ON THE NORTH LINE 200.0 FEET TO A DEAD LINE AND MEASURES 59.0 FEET ON SAID LINE, THE NORTHERLY LINE OF THIS PROPERTY BEGINNING 191 1/2 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF WEAKLEY AVENUE.

BEING THE SAME PROPERTY CONVEYED TO DALE S. STEPNIEWSKI, MARRIED BY DEED FROM GARY W. ASHLEY AND TERRY R. INGLE, BOTH UNMARRIED OF RECORD AT INSTRUMENT NO. 20011221-0141213, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 17, 2001 AND RECORDED ON DECEMBER 21, 2001.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE 131; BOOK 1495, PAGE 249, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is ( ) **unimproved** (X) **improved** property known as **305 Chapel Avenue Nashville, Tennessee 37206.**

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 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 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/our hand(s) this 13th day of January, 2014.

Dale S. Stepniewski

Heather J. Stepniewski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale S. Stepniewski and Heather J. Stepniewski, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2014.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212