WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haile Construction, LLC	NEW OWNER	129-03-0 014.00
(NAME)	(NAME)	
6129 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140034225 DEEDWARR
Recvd: 05/16/14 10:07 2 pgs
Fees: 13.00 Taxes: 1295.00
20140516-0042129

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, we, **William Don Stroud, a widower and William Gregory Stroud, a married man, as joint tenants with right of survivorship and not as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Haile Construction, LLC , a Tennessee limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 27B, on the plan of Westmeade Farms, Section I, Resubdivision Lot No. 27, as shown on plat of record in Plan Book 2854, Page 145, revising Plan Book 1424, Page 47, Register's Office, Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Don Stroud and wife, Freda Beasley Stroud by Warranty Deed dated 03/10/1961 from G. William Coble and wife, Karen Dale Coble of record in Book 3184, Page 561, Register's Office for Davidson County, Tennessee. The said Freda Beasley Stroud having since died leaving William Don Stroud as surviving owner.

Being the same property conveyed to William Don Stroud, a widower and William Gregory Stroud, a married man, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed dated 12/27/2011 from William Don Stroud, a widower not since remarried, of record in Instrument 201202060010323, Register's Office for Davidson County, Tennessee. Durable Power of Attorney of record in Instrument No. 20140414-0030936, said Register's Office.

William Don Stroud and William Donald Stroud are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plan Book 1424, Page 47, Plan Book 2854, Page 145, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 230 Robin Hill Road, Nashville, TN 37205
(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 14th day of April 2014.

William Don Stroud by William Gregg Stroud Attorney In Fact
William Don Stroud

William Gregg Stroud
William Gregory Stroud

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Gregory Stroud, with whom I am personally acquainted and who proved himself to be the attorney in fact of William Don Stroud AKA William Donald Stroud and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2014.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Gregory Stroud, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2014.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-20106
SMG TN Warranty Deed