WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065830 DEEDWARR
Recvd: 09/04/14 12:29 2 pgs
Fees:13.00 Taxes:351.50
20140904-0080982

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

X Randy Frare
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2014.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Peak LLC	Stone Peak LLC	04107001300
(NAME)	(NAME)	
3983 Lawing Drive	3983 Lawing Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141032

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Brenda L. Wheatley**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stone Peak LLC**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 5 on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for said county. Said Lot No. 5 fronts 130 feet on the Easterly side of Lawing Drive and extends back 399.3 feet on the Northerly line and 417.7 feet on the Southerly line to a dead line, measuring 98 feet thereon.

BEING all of the same property conveyed to Gerald F. Spears and wife, Martha B. Spears by Warranty Deed from Union Trust Company, a TN corporation, dated October 6, 1967 and filed of record in Book 4179, Page 328, Register's Office for Davidson County, Tennessee. The said Gerald F. Spears pre-deceased the said Martha Spears, having died on or about January 17, 1985, leaving the said Martha B. Spears, the surviving tenant by the entirety and sole owner of said land. Martha Sue Spears (b/s/p/a Martha B. Spears) died testate on or about February 23, 2013 and under the terms of her will, which will appears of record in the Probate court for Davidson County, Tennessee, Docket No. 14P-1110, she devised subject premises to Brenda L. Wheatley.
Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2854, Page 116, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers Storm Drainage, Water Mains and Appurtenances of record in Book 6255, page 813, Register's Office for said County; Subject to a gas pipeline easement as set out in decree of record in Minute Book 100, page 315, First circuit Court at Nashville, Tennessee, and on plan of record in Book 2854, page 116, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 3983 Lawing Drive, Nashville, TN 37207

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of September, 2014.

Brenda L. Wheatley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Brenda L. Wheatley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Brenda L. Wheatley executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075