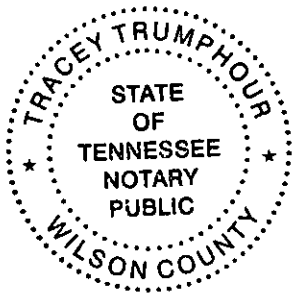
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,146.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stone Family, LP	Stone Family, LP	108040A04900CO
(NAME)	(NAME)	
4717 Cape Hope Pass	4717 Cape Hope Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140079376 DEEDWARR
Recvd: 10/21/14 15:30 2 pgs
Fees:13.00 Taxes:455.64
20141021-0097159

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, **Helen Menchaca, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stone Family, LP**, 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. 99, on the plan of Section Two, Villages of Larchwood, as shown on plat of record in Plan Book 7900, Page(s) 104 and 105, and as amended in Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to F. W. Menchaca and wife, Helen Menchaca by Transfer dated from W. F. Britton and wife, Alice M. Britton of record in Book 9570, Page 627, Register's Office for Davidson County, Tennessee.

The said F.W. Menchaca having since deceased on 5/24/2009 leaving Helen Menchaca as sole surviving heir.

All matters as set forth per Book 7900, Page 104, Book 7900, Page 105, Book 7900, Page 326, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8067, Page 792, and amended in Book 8150, Page 765, and amended in Book 8495, Page 747, said Register's Office.

Deed of Conveyance Easement of record in Book 8541, Page 155, said Register's Office.

Deed of Conveyance Easement of record in Book 8541, Page 159, said Register's Office.

Articles of Incorporation of record in Book 8376, Page 933, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 8543, Page 303, said Register's Office.

Charter of record in Book 10715, Page 160, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 912 Carlisle Court South, Nashville, TN 37214
(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 my hand this 15th day of October, 2014.

Helen Menchaca

State of Tennessee
County of Wilson

Personally appeared before me Helen Menchaca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY