Please Return

WARRANTY
TITLE INSURANCE COMPANY
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Randy Frost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-8-17
(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	
(NAME) 242 West Main, # 405	(NAME) 242 West Main, # 405	04306020300
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141692

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, we, **Donald R. Slayman, II and Donna Bowers, Sole Heirs at Law of Dorothy J. Slayman, deceased**, hereinafter called the GRANTORS, 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. :

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Madison Park, Section 3, of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 81.0 feet on the southerly side of Roosevelt Avenue and extends back 136.7 feet on the easterly line and 143.1 feet feet on the westerly line to a dead line in the rear measuring 61.62 feet thereon.

Being the same property conveyed to Donald R. Slayman and wife, Dorothy J. Slayman by deed from Cumberland Builders, Inc., dated November 17, 1967, of record in Book 4191, page 910, Register's Office for Davidson County, Tennessee. The said Donald R. Slayman having since died on February 5, 2006, leaving Dorothy J. Slayman as surviving tenant by the entirety. The said Dorothy J. Slayman having died intestate on December 2, 2013. Donald Ray Slayman, II and Donna Bowers are the sole heirs at law of Dorothy J. Slayman as evidenced by Affidavit of Heirship of record in Instrument No. 20141022.0097497, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This Conveyance is made subject to Restrictions of record in Book 3794, page 933, said Register's Office; easements and set back lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as 516 Roosevelt Avenue, Madison, TN 37115
(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 we do covenant with the said GRANTEE 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, 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.

BILL GARRETT, Davidson County
Trans:T20140079660 DEEDWARR
Recvd: 10/22/14 12:35 2 pgs
Fees:13.00 Taxes:148.00
20141022-0097498

Witness our hands this 20th day of October, 2014.

Donald R. Slayman, II

Donna Bowers

STATE OF FLORIDA

COUNTY OF BREVARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Slayman, II, Sole Heirs at Law of Dorothy J. Slayman, deceased the bargainor(s), 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 at Titusville, Florida, this 17th day of October, 2014

Notary Public

My Commission expires: 09 JUNE, 2017

TARUN GUPTA
MY COMMISSION #FF001327
EXPIRES June 9. 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Bowers, Sole Heirs at Law of Dorothy J. Slayman, deceased the bargainor(s), 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 at Hendersonville, Tennessee, this 20th day of October, 2014

Notary Public

My Commission expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY