This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 181010B27400CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Arun Jose and Beryl Jose
7717 Sunbar Ln.
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RICHARD A. STOKES AND HOLLY L. STOKES, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BERYL JOSE AND ARUN JOSE, WIFE AND HUSBAND** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 112, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20071214-0143931 in the Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard A. Stokes and Holly L. Stokes, Husband and Wife, by Warranty Deed, from On Point Construction Company, Inc., A Tennessee Corporation, dated July 31, 2013, appearing of record in Instrument Number 20130812-0084243, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Number 20071214-0143931; Subject to all matters shown on the Plan of record in Plat Book 421, page 146; Perpetual Easement of record in Instrument Number 20040205-0014018; Stormwater Detention Agreement of record in Instrument Number 20040723-0088186 and Instrument Number 20040305-0025147; Restrictions of Sugar Valley Subdivision of record in Instrument Number 20071214-0143932 and Book 11069, Page 14; Drainage Easement of record in Instrument Number 20110708-0052329; Quit Claim Deed for Common Areas of record in Instrument Number 20130523-0052433 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 7717 Sunbar Ln., Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that have a good and lawful right to convey the same; and that the same is

BILL GARRETT, Davidson County
Trans:T20140085996 DEEDWARR
Recvd: 11/14/14 10:36 2 pgs
Fees:13.00 Taxes:932.40
20141114-0105226

unencumbered, except for the 2014 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of November, 2014

Richard A. Stokes

Holly L. Stokes

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard A. Stokes and Holly L. Stokes, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of November, 2014

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $252,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of November, 2014

NOTARY PUBLIC

My Commission Expires: January 11, 2017

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY