WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090798 DEEDWARR
Recvd: 12/04/14 09:59 2 pgs
Fees:13.00 Taxes:566.10
20141204-0111112

AFTER R
Lawyer's
2021 Rich
Nashville

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SHANNON PHILBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires AUG 8, 2015

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(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
Melissa Ann Cuff	Franklin Synergy Bank	04107001300
(NAME)	(NAME)	
3983 Lawing Dr.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142047

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Stone Peak LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Melissa Ann Cuff, a single woman, and Bruce Lee Martin, a single man, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, **their** 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.

BEING all of the same property conveyed to Stone Peak LLC by Warranty Deed from Brenda L. Wheatley, dated September 3, 2014, and filed of record in Instrument 20140904-0080982, Register's Office aforesaid.

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 Dr., 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 GRANTEES, their 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 1st day of December, 2014.

Stone Peak LLC, By Randy Frase, member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Randy Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Member of Stone Peak, LLC., the within named bargainor, a Limited Liability Company, and that such member, executed the foregoing instrument for the purposes therein contained by personally signing the name of the Limited Liability Company as member (or other authorized officer).

Witness my hand and official seal this 1st day of Dec., 2014

Notary Public

Commission expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY