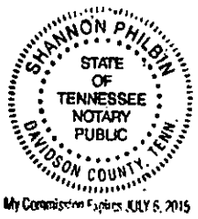
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: July 06, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sterling R. Ambrose	New Owner	159100B01000CO
(NAME)	(NAME)	
925 Dorset Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Blalock Homes, LLC and Robert W. Spining**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sterling R. Ambrose and Mary Beth Ambrose, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Dorset Park, as shown on plat of record in Instrument 200806260065807, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chestnut Enterprises, LLC by Warranty Deed dated 05/17/2013 from GWP Land Partners, a Tennessee General Partnership consisting of Michael A. Hartleey, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company of record in Instrument 201305240052936, Register's Office for Davidson County, Tennessee and further conveyed to Blalock Homes, LLC, and Robert W. Spining by Warranty Deed dated 10/23/2013 from Chestnut Enterprises, LLC of record in Instrument 201310240110892, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 925 Dorset Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140094358 DEEDWARR
Recvd: 12/17/14 10:30 2 pgs
Fees:13.00 Taxes:4395.60
20141217-0115321

File No.: 35152
Warranty Deed Individual BP LE1

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this 16th day of December, 2014.

BLALOCK HOMES, LLC

Blalock Homes, LLC
By: Kris Blalock, Chief Manager

Robert W. Spining

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public, Robert W. Spining, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2014.

Notary Public

My Commission Expires: July 06, 2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kris Blalock, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager for Blalock Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kris Blalock as such Chief Manager.

WITNESS my hand and seal this 16th day of December, 2014.

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015