(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023862 DEEDWARR
Recvd: 04/01/15 11:18 2 pgs
Fees:13.00 Taxes:573.50
20150401-0028144

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

X Randy House
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2015.

Melissa Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stone Peak, LLC, a Tennessee Limited Liability Company	Stone Peak, LLC, a Tennessee Limited Liability Company	72-9-154
(NAME)	(NAME)	
242 West Main #405	242 West Main #405	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150197

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, Anne W. House , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Stone Peak, LLC, a Tennessee Limited Liability Company, 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. 29 on the Plan of Bush Spain's Subdivision of part of Zack Stull Lands, as of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 100 feet on the southerly margin of Spain Avenue and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Edward M. House and wife, Anne W. House by deed from George Butler and Macie Louise Terrell Butler, as tenants in common, dated June 6, 1968, of record in Book 4242, page 600, Register's Office for Davidson County, Tennessee. The said Edward M. House having since died on 2/10/2002, leaving Anne W. House as surviving tenant by the entirety.

This conveyance is subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 161, page 129, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 906 Spain Avenue, Nashville, TN 37216
(House No.) (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 31st day of March, 2015.

Anne W House
Anne W. House

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anne W. House, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of March, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

