WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028809 DEEDWARR
Recvd: 04/16/15 15:39 2 pgs
Fees:13.00 Taxes:462.13
20150416-0033939

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Jonathan L. Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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).:
Jonathan L. Biggs and Willa R. Derrickson, husband and wife	SWBC Mortgage Corporation	43-6-203
(NAME)	(NAME)	
516 Roosevelt Avenue	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150581

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, a Tennessee limited liability company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jonathan L. Biggs and Willa R. Derrickson, 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. 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 on the westerly line to a dead line in the rear measuring 61.62 feet thereon.

Being the same property conveyed to Stone Peak, LLC by deed from Donald R. Slayman, II and Donna Bowers, dated October 20, 2014, of record in Instrument No. 20141022-0097498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3794, page 933, said Register's Office and easements and setback lines as set forth on the above plan of record.

Unimproved ☐

This is improved ☒ property, known as 516 Roosevelt Avenue, Madison, TN 37115

(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 15th day of April, 2015.

Stone Peak, LLC

Randy Frase

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/herself to be Member (or other officer authorized to execute the instrument) of Stone Peak, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 15th of April, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires:
4/19/17

