BILL GARRETT, Davidson County
Trans:T20150032564 DEEDWARR
Recvd: 04/29/15 15:23 2 pgs
Fees:13.00 Taxes:1479.63
20150429-0038454

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jason B. Grove & Kathy L. Grove
1616 Stokley Lane
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0 A
PARCEL 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason B. Grove and wife, Kathy L. Grove,** 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. 24 on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, 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 Eastland Construction, Inc. by Warranty Deed dated May 27, 2014, from Cleveland Hall, LLC, a Tennessee limited liability company, of record in Instrument No. 20140530-0046432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 11725, Page 76, amended in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112, Instrument No. 20120912-0082762, made applicable to Phase Four in Instrument No. 20080208-0013290 and Instrument No. 20120912-0082762; Charter of Cleveland Hall HOA of record in Book 11725, page 70; By-Laws shown as Exhibit B to Declaration of Covenants, Conditions, and Restrictions of record in Book 11725, page 76; Conveyance of Common Area of record in Instrument No. 20130816-0086466; Permanent Drainage easement of record in Book 5763, page 287; Stormwater Detention Agreement of record in Instrument No. 20060906-0110130; easement to BellSouth of record in Book 11720, page 325; Highway easement to Nashville Eastern Railway of record in Book 8068, page 524; waterline easement of record in Book 7994, page 167; Drain and construction easement of record in Book 7844, page 268; Ingress and Egress Easement of record in Book 7844, page 249; Public Utility and Drainage Easement of record in Book 7844, page 262; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office, Davidson, County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantees.

This is Improved property known as **1616 Stokley Lane Old Hickory, TN 37138.**

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 my hand this 23rd day of April, 2015.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., 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 for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 23rd day of April, 2015.

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

_____
Notary Public

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $399,900.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of April, 2015.

_____
Notary Public

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE