

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 4th day of May, 2015.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kenneth Holroyd	**New Owner**	**104-08-0G-010.00-CO**
5130 Murray Lane		
Brentwood, TN 37027		

Davidson County DEEDWARR
Recvd: 05/06/15 14:25 3 pgs
Fees:18.00 Taxes:814.00
20150506-0041497

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stone Box Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Holroyd and Kendra Holroyd, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. C-2 of the Arlington Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of Arlington Court Condominiums, of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6806, Page 50, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Arlington Court Condominiums for placement of Units, as set out on Exhibit "C" to the Master Deed of record in Book 6806, Page 22, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stone Box Properties, LLC, a Tennessee limited liability company by Warranty deed from David Langgood, a married man of record in Instrument No. 20121128-0108961 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 28, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1711 18th Avenue S Unit C-2, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF May 4, 2015:

Rhonda J Freeman

Stone Box Properties, LLC, a Tennessee Limited Liability Company
By: Rhonda J. Freeman
Its: Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

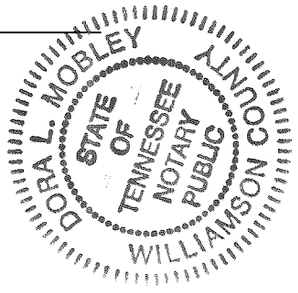
CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Rhonda J. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Stone Box Properties LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 4th day of May, 2015.

My Commission Expires: 6-5-16

Notary Public



20151114R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

