WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040376 DEEDWARR
Recvd: 05/26/15 10:08 2 pgs
Fees:13.00 Taxes:1433.75
20150526-0047876

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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).:
Tara McKay and Vincent Heckard	CMG Mortgage, Inc.	73-5-23
(NAME)	(NAME)	
1915 Avalon Drive	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150818

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/we, Stone Peak, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Tara McKay and Vincent Heckard, 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. :

WIFE and HUSBAND

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 13, on the plan of Virginia Manor, which is of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 13 fronts 70 feet on the Northwesterly margin of Avalon Drive and runs back between lines 165.96 feet on the Easterly line and 167.24 feet on the Westerly line to a dead line, on which it measures 70.01 feet.

Being the same property conveyed to Stone Peak, LLC by Warranty Deed from Alcira Isolina Robles Pacheco (f/k/a: Alcira Espinoza), dated December 5, 2014 and filed of record in Instrument No. 20141208-0112090, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) 2015 Davidson County taxes, a lien but not yet due and payable; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Book 1835, page 22, Register's Office for said County; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4147, Page 333, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1915 Avalon Drive, 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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 this 21st day of May, 2015

Stone Peak, LLC

BY: Randy Frase

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 21st of May, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

