WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150046630 DEEDWARR
Recvd: 06/12/15 09:03 2 pgs
Fees: 13.00 Taxes: 1331.63
20150612-0055654

G-RF-15-824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018 (AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Stout and Megan Stout	First Liberty Financial Group	
(NAME) **824 Holt Grove Court**	(NAME) 9520 Ormsby Station Rd.,#20	**180-03A-091.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NORBERT JOSEPH GOETZINGER, III, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NATHAN STOUT AND MEGAN STOUT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 68 on the Plan of Section 2B, Stone Creek Park, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 793 and 794, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norbert Joseph Goetzinger, III by Quitclaim Deed from Kathryn Goetzinger, of record in Instrument No. 20140902-0079417, Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on September 02, 2014. Being the same property conveyed to Norbert J. Goetzinger III and Kathryn Goetzinger, husband and wife by Warranty Deed from Mark Kroll and wife, Gissela Kroll, of record in Instrument No. 20091110-0103923, Register's Office for Davidson County, Tennessee, dated November 02, 2009 and recorded on November 10, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 793 and 794, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of Stone Creek Park of record in Book 9700, page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Instrument No. 20010719-0076875, as supplemented in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee,
- Charter of HOA in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
- Easement in Book 6218, page 199, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 10951, Page 704, Register's Office for Davidson County, Tennessee.
- Water Use Agreement in Book 6068, Page 119, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of open space/common area to HOA in Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **824 Holt Grove Court , Nashville, Tennessee 37211**.

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 hand(s) this the 8th DAY OF JUNE, 2015.

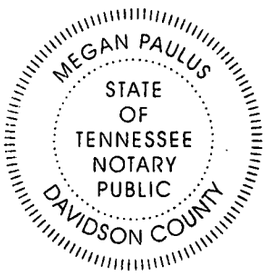
Norbert Joseph Goetzinger, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORBERT JOSEPH GOETZINGER, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212