WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA DELWORTH

Y-AHF-15-6033

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)
John Crawford Bellenfant and Jordan Leigh Casady	**New York Community Bank**	
(NAME) **6033 Gessner Lane**	(NAME) **Mail Code: OH99-0401**	**172-5-B-119.00 CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Cleveland, OH 44114-3516**	
(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 **STERLOAKS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN CRAWFORD BELLENFANT, UNMARRIED AND JORDAN LEIGH CASADY, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Described property located in Davidson County, Tennessee, to wit: Lot Number 5, on the Plan of Final Plat for Sterling Oaks, Phase III, of record in Instrument Number 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed from Shapiro & Kirsch, LLP, Substitute Trustee by Substitute Trustee's Deed to Sterloaks, LLC, recorded on the 19th day of January, 2010 in Instrument No. 20100119-0004434, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT FOR STERLING OAKS, PHASE III, as recorded in Instrument No. 20001122-0115320 and Boundary Plat recorded in Plat Book 9700, Page 770.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10951, Page 547, Book 11514, Page 959 and Instrument No. 20001214-0123042 and Rule Regarding Enforcement of Governing Documents recorded at Instrument No. 20130419-0039232.
- Terms and provisions of by-Laws recorded in Instrument No. 20001214-0123043.
- Charter of Sterling Oaks Phase III Homeowners Association recorded in Book 10951, Page 540 and Instrument No. 20001214-0123041.
- Conveyance of common areas recorded at Instrument Nos. 20050510-0052774 and 20110421-0030897.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6033 Gessner Lane, Brentwood, Tennessee 37027**.

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.

BILL GARRETT, Davidson County
Trans:T20150077266 DEEDWARR
Recvd: 09/11/15 08:01 2 pgs
Fees:13.00 Taxes:1063.75

20150911-0092189

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2015.

Sterloaks, LLC

BY: _____
Bob Bellenfant
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOB BELLENFANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of STERLOAKS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of September, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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