WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088711 DEEDWARR
Recvd: 10/19/15 11:17 2 pgs
Fees:13.00 Taxes:860.25
20151019-0106000

B-RF-15-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-20-2019

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)
Sean T. Spradlin	**GMFS, LLC**	
(NAME)	(NAME)	
121 Claybrook Lane	**7389 Florida Blvd, Suite 200A**	**173-15-0A-007.00-CO**
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**Baton Rouge, LA 70806**	
(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 **CARL F. ZUROMSKI AND NANCY D. ZUROMSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN T. SPRADLIN, UNMARRIED,** 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 Lot No. 7 on the Plan of Final Plat of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, Page (s) 27 and 28, 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 Carl F. Zuromski and Nancy D. Zuromski, husband and wife, as joint tenants by Quitclaim deed from Carl F. Zuromski, a/k/a Carl Zuromski, a married person of record in Instrument No. 20141014-0094493 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on October 14, 2014. Being the same property conveyed to Carl Zuromski, a married person by Warranty deed from James E. Dayton and wife, Mary Dayton of record in Instrument No. 20070405-0040828 Register's Office for Davidson County, Tennessee, dated April 03, 2007 and recorded on April 05, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 27 and 28, 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 11675, Page 472, as amended in 20000215-0015152; Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Run Homeowner's Association of record in Book 11675, page 487 in the Register's Office for Davidson County, Tennessee.
- Charter of Nashville Mill Run Home Owners Association of record in Instrument Number 19991207-0300674 and Instrument No. 20000217-0016180, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 10448, page 188; Book 3933, page 359 and in Book 10348, page 367 in the said Register's Office.
- Quitclaim Deed for common areas to Nashville Mill Run Homeowner's Association of record in Instrument Number 20000217-0016180 and Instrument No. 20011219-0139981, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20110126-0007035 and Instrument No. 20111117-0089838, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for DavidsonCounty, Tennessee.
- Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for DavidsonCounty, Tennessee.
- Easement(s) for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Claybrook Lane, Cane Ridge, Tennessee 37013**.

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 15th DAY OF OCTOBER, 2015.

Carl F. Zuromski by Forrest Moody,
Attorney in Fact

Nancy D. Zuromski by Forrest Moody,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Forrest Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARL F. ZUROMSKI AND NANCY D. ZUROMSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said CARL F. ZUROMSKI AND NANCY D. ZUROMSKI.

Witness my hand and official seal, this the 15th of October, 2015.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public
My Commission Expires: _____
(SEAL)

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