WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 205,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 13 DAY OF November, 2015

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3 Brothers LLC	Same as New Owners	95-12A-227.00
3201 River Walk Drive		
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150098862 DEEDWARR
Recvd: 11/20/15 09:52 2 pgs
Fees:13.00 Taxes:758.50
20151120-0117838

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,WE, ***Michael R Stokes, Married***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***3 Brothers LLC, a Tennessee Limited Liability Company***
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:

Being Lot No. 1 on the Final Plat of Lakeland, Section 2, Phase 3, a plat of which is of record in Plat Book 97, page 210, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Stokes by Quitclaim Deed from Autumn Partners, LLC dated 12/8/14 and filed for record on 12/26/14 of record in Book 201412260118078, said Register's Office for said County.

The conveyance of the above described parcel of land is subject to the following:

1. **Taxes and assessments for the year 2016 and subsequent years.**
2. **All matters shown on the plan of record in Book 9700, page 310, Register's Office, Davidson County, TN.**
3. **Restrictive Covenants contained in instrument of record in Book 6781, page 163, Register's Office for Davidson County, Tennessee.**
4. **Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7826, page 462 and Book 8079, page 800, Register's Office for Davidson County, Tennessee.**
5. **Easements for sanitary sewer and/or storm drainage of record in Book 4925, page 65, Book 4286, page 864 and Book 4754, page 522, Register's Office for Davidson County, Tennessee.**
6. **Easement for Electric Power Board of record in Book 2145, page 20, and Book 2017, page 592, Register's Office for Davidson County, Tennessee.**
7. **Deeds of Conveyance for Water and sewer lines of record in Book 7628, page 596 and Book 7628, page 590, Register's Office for Davidson County, Tennessee.**

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This is: Unimproved ( )
Improved (xx) Property, known as 2621 Airwood Drive, Nashville, TN 37214
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 13 day of November, 2015.

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF Davidson

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

M TODD CATHEY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Witness my hand and official seal this 13 day of November, 2015.

Commission Expires: 2/6/17

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public