WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099026 DEEDWARR
Recvd: 11/20/15 13:57 2 pgs
Fees: 13.00 Taxes: 925.00
20151120-0118025

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/14/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pia Stratton	NEW OWNER	07900010200
(NAME)	(NAME)	
913 Bowring Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cline Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Pia Stratton and Charles W. Stratton, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 4, on the plan of Phase 1, Westport Business Park, as shown on plat appearing of record in Instrument No. 201308280091007, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Cline Development, LLC, a Tennessee limited liability company by Quit Claim Deed dated 12/29/2011 from Stephen D. Cline, Trustee of record in Instrument 20111228010151 6, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per plat of record in Instrument 201308280091007, said Register's Office.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Westport Business Park Owner's Association of record in Instrument 201502120013172, said Register's Office.
Right of Way Easement of record in Book 4599, Page 83, said Register's Office.
Right of Way Easement of record in Book 4872, Page 854, said Register's Office.
Right of Way Easement of record in Book 5640, Page 740, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200811260115659, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201206040048310, said Register's Office.
2015 property taxes have been prorated between Grantor and Grantee. County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 108 Centennial Circle, Nashville, TN 37209
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 17 day of November, 2015.

CLINE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Stephen D. Cline
Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen D. Cline with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Cline Development, LLC, a Tennessee Limited Liability Company and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 17th day of November, 2015.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY