Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102081 DEEDWARRSP
Recvd: 12/02/15 14:27 2 pgs
Fees: 13.00 Taxes: 2386.13
20151202-0121644

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Gary M. Fradkin	NewOwner	131-02-3-A 007.00CO
(NAME)	(NAME)	
4221 Stammer Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Haury and Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary M. Fradkin and Carol Fradkin, husband and wife** , 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. 7, on the plan of Stammer Park, of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee, and further established by Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/31/2006 from William R. Gaw and wife, Linda Dorsey Gaw of record in Instrument 200603310036711, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/28/2006 from Ruth Engel Yulman Campbell and husband, John Campbell of record in Instrument 200603310036712, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/31/2006 from Raymond B. Osteen and Glenn Ellen Osteen Fuller, Tenants in Common of record in Instrument 200603310036713, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/30/2006 from The Buckner Family Charitable Foundation, by and through its Co-Trustees, E. Wardwell Buckner and Mary C. Buckner of record in Instrument 200604030037246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plats of record in Plat Book 1424, Page 23 and Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20071018-0123611, as amended of record in Instrument No. 20110808-0060835, as amended and restated of record in Instrument No. 20140225-0016083 together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Stormwater Detention Agreement of record in Instrument No. 20070302-0025677, in the Register's Office for Davidson County, Tennessee.

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.

This is improved ☐ property, known as 4221 Stammer Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 23rd day of November, 2015.

HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury and Smith Contractors, Inc., a Tennessee Corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 23rd day of November, 2015.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027