WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103647 DEEDWARR
Recvd: 12/08/15 11:44 2 pgs
Fees:13.00 Taxes:1542.90
20151208-0123504

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Vita Dennis and Christine E. Hastings	Vita Dennis and Christine E Hastings	08301036700
(NAME)	(NAME)	
1123 Granada Ave.	1123 Granada Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152228

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, I/we, Stone Peak, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Vita Dennis and Christine E. Hastings, Tenants in Common with Rights of Survivorship., 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. :

Land in Davidson County, Tennessee, being Lot Number 31, on the Plan of J.B. Hancock's East End Addition, as shown on plat of record in Plat Book 57, page 133, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot Number 31 fronts 50 feet on the northerly side of Granada Avenue, formerly Grand Avenue, and runs back between parallel lines 150 feet to an alley.

Being all of the same property conveyed to Stone Peak, LLC, by Warranty Deed from Christopher Bell and Desiley Bell, husband and wife, dated November 10, 2014, and filed of record in Instrument 20141113-0104715, Register's Office aforesaid.

Unimproved ☐

This is improved ☒ property, known as 1123 Granada Ave., Nashville, TN 37206
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of November, 2015

Stone Peak, LLC

BY: Randy Frase
Randy Frase, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Stone Peak, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 6th of November, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

