WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/15 12:26 2 pgs
Fees:13.00 Taxes:1295.00
20151231-0131578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Dec, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2015-1467

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Abbagnaro	SAME	158 11 0 061.00
(NAME)	(NAME)	
406 Page Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gregg and Rains Building Group, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Abbagnaro and Alison Abbagnaro, husband and wife,** 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 No. 2 on the Final Plat of Division of Lot 1 of the Scott & Judith Siman Subdivision of record in Plat at Instrument No. 20140425-0035126, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property (containing 3.00 acres more or less).

AND being a portion of the property conveyed to Stephen Thomas Harvey and wife, Sara M. Harvey by Warranty deed of Rodney Lewis and wife, Adele Maurer Lewis of record in Instrument number 20130819-0086902 , Register's Office of Davidson County, TN dated 08/15/2013; and Being property conveyed to Rodney Lewis and wife, Adele Maurer Lewis by Warranty Deed from Scott F. Siman and wife Teresa Siman of record at Instrument No. 20090828-0080922, Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on August 28, 2009.

AND being the same property conveyed to Gregg and Rains Building Group, LLC, a Tennessee Limited Liability Company, by Warranty deed of Stephen Thomas Harvey and Sara M. Harvey, husband and wife, of record in Instrument number 20141223-0117465, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easement contained in deed of record in Book 2698, Page 147, in the Register's Office for Davidson County, Tennessee.

This property, known as 1800 Stonehaven Court, Nashville, TN 37215
(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 GRANTEES, 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/our hand(s) this 31 DAY OF Dec, 2015.

Gregg and Rains Building Group, LLC

BY: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself member of Gregg and Rains Building Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as member, of Gregg and Rains Building Group LLC, of said company.

Witness my hand and official seal at Franklin, TN this 31 day of Dec, 2015.

Notary Public _____ My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016