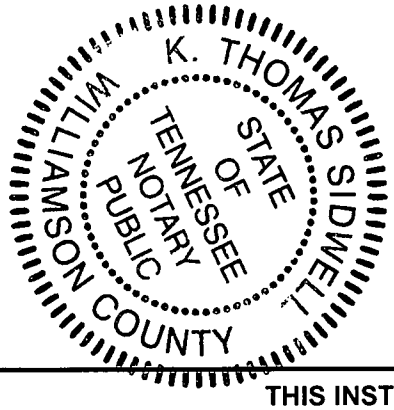
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,419,094.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(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
Michael P. Stany	NEW OWNER	13114002200
(NAME)	(NAME)	
4636 Tara Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160018023 DEEDWARR
Recvd: 03/04/16 12:35 2 pgs
Fees:13.00 Taxes:5250.65
20160304-0020959

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, **Old South Construction, LLC, a Tennessee Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael P. Stany and wife, Alma R. Stany**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 233 on the Plan of Section Two Tynewood Estates, as shown on plat of record in Plat Book 2900, page 89 and 90 Register's Office for Davidson County, Tennessee to which plan reference is herby made for a more complete description thereof.

Being the same property conveyed to Old South Construction, LLC by Deed from Martin S. Komisar and wife, Freda G. Komisar of record in Instrument No. 20150402-0028701 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Plan of record in Plat Book 2900, pages 89 and 90 Register's Office for Davidson County, Tennessee.
Taxes for the year 2016 and thereafter , a lien due and not payable.
Covenants, Conditions and Restrictions of record in Book 3069, Page 56 and Book 8092, page 372, 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.

unimproved ☐

This is improved ☑ property, known as 4636 Tara Drive, Nashville, TN
(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 2 day of March 2016.

Old South Construction, LLC

James C D Franks c/m by Lorraine Cash his Co attorney-in-fact

James C. D. Franks, Chief Manager
By: Lorraine J. Cash
Its: Attorney-in-Fact

Use this notary acknowledgement:

STATE OF TENNESSEE

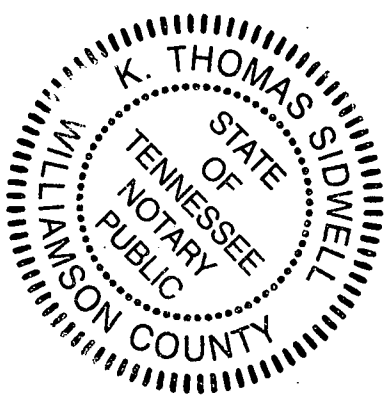
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorraine J. Cash, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact of James C. D. Franks, Chief Manager of Old South Construction, LLC, a Tennessee limited liability company, the bargainor, according to Limited Power of Attorney of record in Book 3044, page 690, Register's Office for Williamson County, Tennessee, and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2016.

Notary Public

My Commission Expires: 11/15/17



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