Warranty Deed

Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160022917 DEEDWARR
Recvd: 03/21/16 14:05 2 pgs
Fees:13.00 Taxes:1525.97
20160321-0026650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,425.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2016.

Notary Public

My commission expires: 1/27/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Allen Stoner Jason P. Wiley	Movement Mortgage, LLC	
96 8th Street	841 Seahawk Circle	082120H00200CO
Nashville, TN 37206	Virginia Beach, Virginia 23452	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **8TH AND MAIN I, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY ALLEN STONER, UNMARRIED MAN, AND JASON P. WILEY, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Home at 801 Main Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150224-0015654, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to R. Lynn Taylor and Mark Buchanan by deed from R. Lynn Taylor and Robyn E. Smith of record in Instrument No. 20070118-0007476 Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on January 18, 2007.

Being also known as 801 Main Street Nashville, TN 37206.Being a portion of the same property conveyed to 8th & Main I, Inc. by Warranty deed from R. Lynn Taylor and Mark Buchanan, as tenants in common, each owning 50% int. of record in Instrument No. 20141029-0099948 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 96 8th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2016.

8th and Main I, Inc.

Frank Santas, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Santas, 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 the President of 8th & Main, I, Inc., a Tennessee Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 17th day of March, 2016.

Notary Public