WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Kayla Sarola
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2016

Notary Public

MY COMMISSION EXPIRES: 2/29/2020
(AFFIX SEAL)

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Sarola	New Owner	155-07-0B-010.00C0
(NAME)	(NAME)	
517 Cold Stream Place	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 6th day of February, 2016, by and between **DAVID ALAN BESEDICH, JR. A/K/A DAVID BESEDICH, JR. AND LINDSEY RAE BESEDICH A/K/A LINDSEY WAHL BESEDICH, HUSBAND AND WIFE,** party of the first part, and **NICHOLAS SAROLA AND CHRISTINE SAROLA, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 50 on the Plan of Revision No. 1 Final Plat of the Poplar Creek Estates Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Book 9700, Page 390 as Revised in Book 9700, Page 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Besedich, Jr. and Lindsey Wahl Besedich, husband and wife by Warranty Deed from Paul Lively and wife, Shanna Lively, dated December 30, 2011 and recorded January 3, 2012 of record in Instrument Number 20120103-0000227, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

BILL GARRETT, Davidson County
Trans:T20160036026 DEEDWARR
Recvd: 05/02/16 12:12 3 pgs
Fees:18.00 Taxes:1161.80
20160502-0042735

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

AKA

DAVID ALAN BESEDICH, JR. A/K/A DAVID BESEDICH, JR.

Lindsey Rae Bisedich A/K/A Lindsy Wahl Besedich

LINDSEY RAE BESEDICH A/K/A LINDSEY WAHL BESEDICH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID ALAN BESEDICH, JR. A/K/A DAVID BESEDICH, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of Feb. 2016

Commission expires:

10-7-2019

KIMBERLY B CHISHOLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDSEY RAE BESEDICH A/K/A LINDSEY WAHL BESEDICH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of Feb. 2016

Commission expires:

10-7-2019

KIMBERLY B CHISHOLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

All matters shown on the plat of record in Book 9700, Page 390 as Revised in Book 9700, Page 784,

Covenants, conditions, easements and restrictions recorded as Book 10425, Page 93, recorded as Book 11356, Page 662, Assignment recorded as Instrument Number 20040524-0060854 and Assignment recorded as Book 11249, Page 763,

Storm Water Detentiion Agreement including terms and conditions thereof as recorded in Book 6613, Page 705,

Agreement for Detention of Easement recorded on May 22, 1974 in Book 4817, Page 784,

Easement recorded on July 24, 1985 in Book 6613, Page 533 and recorded on July 24, 1985 in Book 6613, Page 536,

Charter of Poplar Creek Estates Homeowners' Association recorded on January 28, 1987 as Book 7120, Page 125,

Charter of Highlands of Allens Green Homeowners Association, Inc. recorded on June 5, 1997 as Book 10480, Page 807,

Quitclaim Deed to Poplar Creek Estates Homeowners' Association recorded on October 17, 2001 as Instrument Number 20011017-0113305,

Quitclaim Deed to The Highlands of Allens Green Homeowners Association, Inc. recorded on May 13, 2003 as Instrument Number 20030513-0064544, in the Register's Office for Davidson County, Tennessee.