(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(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).:
Cebriet Lee Harrell, Jr. and Shelton Lacy Harrell, husband and wife	United Wholesale Mortgage	72-9-154
(NAME)	(NAME)	
904 Spain Avenue	P.O. Box 202028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160845

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, a Tennessee limited liability company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Cebriet Lee Harrell, Jr. and Shelton Lacy Harrell, 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 904 of 904 & 906 Spain Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 904 & 906 Spain Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150624-0060704, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 904 & 906 Spain Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20150624-0060704, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Stone Peak, LLC, a Tennessee limited liability company by deed from Anne W. House, dated March 31, 2015, of record in Instrument No. 20150401-0028144, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 904 Spain Avenue, Nashville, TN 37216
(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.

BILL GARRETT, Davidson County
Trans:T20160041230 DEEDWARR
Recvd: 05/17/16 12:11 2 pgs
Fees:13.00 Taxes:1424.50
20160517-0049160

Witness my hand this 13th day of May, 2016.

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: 4/12/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY