(1)

BILL GARRETT, Davidson County
Trans:T20160045415 DEEDWARR
Recvd: 05/31/16 10:30 2 pgs
Fees:13.00 Taxes:1452.25
20160531-0054211

# WARRANTY DEED

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

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:
(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).: |
|---|---|---|
| Tyler G. Baker and Ambra G. Baker | Avenue Bank | **82-12-179** |
| (NAME) | (NAME) | |
| 920 Marina Street | 111 10th Avenue South, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20160902 |

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 Tyler G. Baker and Ambra G. Baker, 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. 60 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Paula Renee Evans by Quitclaim Deed from Charles Michael Evans, dated July 1, 1995, of record in Book 9719, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon M. Evans by deed from Paula Renee Evans, dated June 17, 2015, of record in Instrument No. 20150617-0057914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Peak, LLC, a Tennessee limited liability company by deed from Brandon M. Evans, dated September 10, 2015, of record in Instrument No. 20150915-0093524, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 920 Marina Street, Nashville, TN 37206
(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.

Witness my hand this 27th 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 27th of May, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY