Davidson County DEEDWARR
Recvd: 09/16/16 09:43 3 pgs
Fees:18.00 Taxes:749.25
20160916-0097449

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1396

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2016

Notary Public
Commission Expires: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Brown 144 Stonecrest Drive Nashville, TN 37209	Churchill Mortgage 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	114-12-0A-103.00 CO

WARRANTY DEED

FOR AND IN 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,

Hastings Ventures Missouri, LLC, a Missouri limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Brown , a single man,

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. 103 on the plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes Phase I of record in Instrument Number 20060721-0088352, as amended in Instrument Number 20080201-0010773, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to Hastings Ventures Missouri, LLC, a Missouri limited liability company, by Warranty Deed from Dori Marie Howarth, a single woman, dated 7/25/14 and recorded 7/28/14 in Instrument No. 20140728-0066577, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 144 Stonecrest Drive, Nashville, TN 37209.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 15th day of September, 2016.

Dwight Hastings, authorized member

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Dwight Hastings**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Member** of **Hastings Ventures Missouri, LLC**, the within named bargainor, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1453 2nd St Ne Hickory North Carolina ~~Tennessee~~ this 15th day of September, 2016.

Notary Public
My Commission Expires: June 12 2019

Elizabeth Barahona
NOTARY PUBLIC
Caldwell County, NC
My Commission Expires June 12, 2019

(Notary Seal)

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

