BILL GARRETT, Davidson County
Trans:T20160113039 DEEDWARR
Recvd: 12/22/16 13:03 2 pgs
Fees:13.00 Taxes:1627.63
20161222-0134860

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Hunter H. Roraus
705 Stokley Glen
Old Hickory, TN 37138

MORTGAGEE
Southern Bank of Tennessee
1499 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP063, GP 4, CTRLMAP A
PARCEL 045.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hunter H. Roraus and Jordan A. Roraus, wife and husband,** 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. 29, on the Plan of Cleveland Hall Subdivision, Phase Four, of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastland Construction Inc. by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated August 5, 2016, of record in Instrument Number 20160809-0082593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions, and By Laws of record in Book 11725, Page 76, as amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Made Applicable to Phase Four in Instrument No. 20080208-0013290, further amended in Instrument No. 20081014-0103112 and in Instrument No. 20120912-0082762; Charter of Cleveland Hall Homeowners Association, Inc. of record in Book 11725, Page 70; Deed to Cleveland Hall Homeowners Association, Inc. for Common Area of record in Instrument No. 20130816-0086466; Easement for ingress and egress and public utilities of record in Book 7844, Page 249; Easement for Drainage and Construction of record in Book 7844, Page 268; Easements for Public Utilities and Drainage of record in Book 7844, Pages 262 and 272; Easement for water line to a water tank of record in Book 7994, Page 167; Deed of Highway Easement from The Nashville and Eastern Railroad Authority of record in Book 8068, Page 524; Storm Water Detention Agreement of record in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130; Easement to BellSouth Telecommunications, Inc. of record in Book 11720, Page 325; Easement for Sanitary Sewers and/or Storm Drainage in Book 8006, Page 677; Permanent Drainage Easement of record in Book 5763, Page 287; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantor.

This is improved property known as **705 Stokley Glen Old Hickory, TN 37138.**

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

Witness my hand this 20th day of December, 2016.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., 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 and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 20th day of December, 2016.

_____
Notary Public

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $439,900.00.

_____
Affiant

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this 20th day of December, 2016.

_____
Notary Public

My Commission Expires: 1.7.20