BILL GARRETT, Davidson County
Trans:T20170036790 DEEDWARR
Recvd: 05/02/17 09:19 2 pgs
Fees:13.00 Taxes:869.50
20170502-0042863

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of April, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 5/18/18

2017-758

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hearthstone Global, LLC 1606 Ordway Place Nashville, TN 37206	new owners	083.07-0-276.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Paul Hrabosky, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hearthstone Global, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 407 Rosebank, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 9 and the west 16 feet front and 18.8 feet rear of Lot Number 10 on the Map of Roselawn, as of record in book 2133, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Rosebank Avenue 16 feet east of the common corner of Lots Nos. 9 and 10; thence with the margin of said Avenue, westerly 112 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the easterly margin of Beechmont Place; thence along the margin of the same, around a slight curve, southerly 115.8 feet to the corner of Lot No. 13; thence with the line between Lots Nos, 9 and 13, northeasterly 105.8 feet to the corner of Lot No. 10; thence with the line between Lots Nos. 10 and 13, southeasterly 18,8 feet to a point, being the southwesterly corner of the property conveyed to Robert H. Anderson and wife by deed from Barry-Crockrill Company, of record in Book 2144, page 215; said Register's Office; thence along Anderson's west line, northerly 102.7 feet to the point of beginning.

Being the same property conveyed to Paul Hrabosky from Grace-Marie Hrabosky by Quitclaim Deed dated September 20, 2006 and recorded December 21, 2006 in Instrument Number 200612210157378, Register's Office for Davidson, Tennessee. Further conveyed on July 9, 1997 in Book 10523, page, 197, said Register's Office.

( ) unimproved
This is ( ) improved property know as 407 Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 28th day of April, 2017

Paul Hrabosky

Paul Hrabosky

State of Tennessee
County of Williamson

Personally appeared before me, DeAnna Gwyn a Notary Public in and for said County and State, the within named Paul Hrabosky, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2017.

D. Gwyn

Notary Public

My Commission Expires: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY