BILL GARRETT, Davidson County
Trans: T20170048538 DEEDWARR
Recvd: 06/07/17 13:35 2 pgs
Fees: 13.00 Taxes: 2375.40
20170607-0057105

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gibralta Holdings LLC, a Tennessee limited liability company	Gibralta Holdings LLC, a Tennessee limited liability company	092-04 164.00 and 092-04 165.00
(NAME)	(NAME)	
4384 State Park Road	4384 State Park Road	
(ADDRESS)	(ADDRESS)	
Greenville, SC 29609	Greenville, SC 29609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dwain Stevens, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER UNTO **Gibralta Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

First Tract:

Land in Davidson County, Tennessee, being Lot 82, MAP OF THOMAS HARDING'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Book 19, page 241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dwain Stevens, married, by Special Warranty Deed from Deutsche Bank National Trust Company, as Indenture Trustee in trust for the benefit of the Noteholders for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1, dated April 26, 2013, of record in Instrument No. 20130502-0044080, Register's Office for Davidson County, Tennessee.

Second Tract:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81 on the Map of Thomas Harding's First Addition to Nashville, as shown by plat of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dwain Stevens, by Warranty Deed from Carlyle Carroll, dated May 14, 2013, of record in Instrument No. 20130516-0049535, Register's Office for Davidson County, Tennessee.

The above described tracts or parcels of land are not nor have they ever been the Grantor's primary residence.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 19, page 241 of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1304 Ireland Street, Nashville, TN 37208
1306 Ireland Street, Nashville, TN 37208

(House Number) (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 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 2nd day of June, 2017.

Dwain Stevens

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dwain Stevens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2017.
(City) (State)

Notary Public
My Commission Expires: _____

File No.: 25427

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-26-2020