AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Travis R. Richardson and Charisa R. Richardson	Same address	72-9Y-1
(NAME)	(NAME)	BILL GARRETT, Davidson County
1003 C Spain Avenue	do new owner	Trans:T20170051188 DEEDWARR Recvd: 06/15/17 11:21 2 pgs Fees:13.00 Taxes:1161.80
(ADDRESS)	(ADDRESS)	20170615-0060164
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171367

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 , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Travis R. Richardson and Charisa R. Richardson, * 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. : * husband and wife

Land in Davidson County, Tennessee, being Unit 1003C of 1003C & 1003D Spain Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1003C & 1003D Spain Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150630-0063072, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1003C & 1003D Spain Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20150630-0063072, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Stone Peak, LLC by deed from Roger Dale Oliver, unmarried, dated January 27, 2015, of record in Instrument No. 20150130-0009022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 161, page 129, Register's Office for said County; (b) Easement for Sanitary Sewer of record in Book 4243, page 946, said Register's Office; and (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for 1003C & 1003D Spain Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150630-0063072, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1003 C Spain Avenue, Nashville, TN 37216
(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 9th day of June, 2017

Stone Peak, LLC

BY: Randy Frase
Randy Frase, Member Manager

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 Manager (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 Manager (or other authorized officer).

Witness my hand, at office, this 9th of June, 2017.

Deborah L. Baxter
Notary Public
My Commission Expires: 7/24/2019

