WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS
$13,000.00

Judd Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Decadie LLC and Stillwater Properties LLC	SAME	
(NAME)	(NAME)	051-03-0-002.00
4340 Von Karman, Ste 110	SAME	
(ADDRESS)	(ADDRESS)	
Newport Beach, CA 92660	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/19/17 12:32 3 pgs
Fees:18.00 Taxes:48.10
20170619-0061251

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, WE,

STILLWATER PROPERTIES LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DECADIE LLC A 99% UNDIVIDED INTEREST AND TO STILLWATER PROPERTIES A 1% UNDIVIDED INTEREST TO BE HELD AS TENANTS IN COMMON

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, TN , being Lot Nos 111, 112, 113, and 114 of Block "B" on the Map of Marthonna, not of record, and described according to a copy of survey thereof, make by J.A. Mefford, Surveyor, in December 1937 as follows:

Beginning at a point in the northerly margin of Ezell Road South at the common corner of Lot Nos 110 and 111, being 100 feet East of the easterly margin of Ezell Road West; thence northerly, with the line between said lots, 250 feet to a point; thence easterly 100 feet to the common corner of Lot No 114 and 115; thence southerly, with the line between said lots 250 feet to the northerly margin of Ezell Road South; thence with the margin of the same, north 86 deg 02' West 100 feet to the point of beginning.
Being the same property conveyed to Stillwater Properties by deed from William Forrest Bailey and Brenda Ruth Bailey, husband and wife, dated May 2, 2017 and recorded in Instrument No. 20170504-0044336 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **609 Vantrease, Madison, TN 37115**
(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/our hand(s) this 19th day of June, 2017.

Kent Ingle, Managing Member of Stillwater Properties LLC

STATE OF TN

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Barger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of Stillwater Properties LLC the within named bargainor(s), a LLC, and that Kent Ingle as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself as Managing Member.

Witness my hand and seal, at office, this 19th **day of** June, **2017.**

My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ED TIGNOR, **Notary Public**

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

