WARRANTY DEED

PATRICIA HOLLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,762,427.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11th DAY OF August, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/5/20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8971 GAINOUS CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Brian Gainous and Hillary Gainous	US Bank	10413000600
205 CANTRELL AVE	300 Pleasant Grove Rd	
Nashville, TN 37205	Mt Juliet, TN 37122	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STONE OAK BUILDERS, LLC

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

BRIAN GAINOUS AND HILLARY GAINOUS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 205 CANTRELL AVE, Nashville, TN 37205

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 11th day of August, 2017.

Stone Oak Builders, LLC

BY: _____ manager/member
Stewart D. Bronson, Jr., Manager/Member

BY: _____ manager/member
Joshua R. Belville, Manager/Member

BILL GARRETT, Davidson County
Trans: T20170070170 DEEDWARR
Recvd: 08/14/17 10:24 2 pgs
Fees: 13.00 Taxes: 6520.98
20170814-0083017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Stewart D. Bronson Jr.and Joshua R. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Manager/Member of STONE OAK BUILDERS, LLC, the within named barganor, a limited liability company, and that Stewart D. Bronson Jr. and Joshua R. Belville, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of August, 2017.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 3, Block E, Resubdivision of Lots 6, 7, 8, and 9 in Block F and Lots 8, 9 and 10 in Block E, Whitland Realty Company's Subdivision, as of record in Book 421, Page 169 of Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy G. Niarhos and his wife, Francis Niarhos by Warranty Deed from Macey Paschall McCullough, recorded on the 10th day of August, 2005 in Instrument No. 20050810-0094505, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stone Oak Builders, LLC by Warranty Deed from Timothy G. Niarhos, and wife, Francis Niarhos, recorded on the 13th day of October, 2016 in Instrument No. 20161013-0108293, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITLAND REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 169, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.