THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33962-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $236,200.00. Affiant Subscribed and sworn to before me this 15th day of November, 2017. Notary Public My Commission Expires: 7/8/19

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Benjamin B. Gates 322 Stonecrest Way Nashville, TN 37209	**Send Tax Bills To:** First Community Mtg. 262 Robert Rose Dr. #101 Murfreesboro TN 37129	**Tax Information:** Map and Parcel No.: 114 12 0 A 083 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven P. Greenwell**, a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin B. Gates,** a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 322 Stonecrest Way, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 28975 DEEDWARR
11/22/2017 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $873.94
20171122-0119845

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2017.

Steven P. Greenwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven P. Greenwell, 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, at office, this 15th day of November, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83, together with the appurtenant interest in the common elements of Stoneridge Townhomes, Phase II, a horizontal property regime with private elements established by Declaration in Instrument No. 20060721-0088352 amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, said Lot being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Steven P. Greenwell, an unmarried man by deed dated November 16, 2009 from Marquis Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20091118-0106287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 114 12 0 A 083 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Exhibit B to the Declaration of record in Instrument No. 20060721-0088352 amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.
4. Easement granted to Tennessee Electric Power Company of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.
5. Easement for ingress and egress contained in the Deed of record in Instrument No. 20050510-005276, Register's Office for Davidson County, Tennessee.
6. Easement for water line of record in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.
7. Easement for Parking Lot of record in Instrument No. 20080428-0042873, Register's Office for Davidson County, Tennessee.
8. Agreement for allowance of a trailor house of record in Book 3067, page 471, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20070319-0032705, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.