Bill Garrett Davidson County
Batch# 98683 DEEDWARR
05/31/2018 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $661.93
20180531-0052040

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2018

Notary Public
Commission Expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cobblestone Realty, LLC 114 Cobblestone Place Drive Goodlettsville, TN 37072-8489	Cobblestone Realty, LLC 114 Cobblestone Place Drive Goodlettsville, TN 37072-8489	034-01-0F-008.00-CO

WARRANTY DEED

FOR AND IN 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,

Eric W. Speiser and Lacey N. Speiser, joint tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cobblestone Realty, LLC, a Tennessee limited liability company

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, Tennessee, being Unit 8 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and again amended in Instrument No. 20180424-0038505 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, and further shown on the Plan of the Final Plat of A Horizontal Property Regime (Private Element) Cobblestone Townhomes, a Planned Unit Development, of record in Instrument Number 20100311-0018694, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Orange Cobblestone Holdings, LLC by Successor Trustee's Deed from Madison L. Martin, Successor Trustee of record in Instrument No. 20150113-0003467, Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on January 13, 2015. (Value or consideration as shown in aforementioned deed $750,000.00.)

Being a portion of the same property conveyed to Mid-TN Capital LLC, a Tennessee limited liability company by Special Warranty Deed from Orange Cobblestone Holdings, LLC, a Tennessee limited liability of record in Instrument No. 20150511-0042855, Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 11, 2015, and corrected on May 05, 2016 in Instrument No. 20160505-0044277, Register's Office for Davidson County, Tennessee. (Value or consideration as shown in aforementioned deed $900,000.00.)

Being the same property conveyed to Eric W. Speiser and Lacey N. Speiser, joint tenants by Warranty deed from Mid-TN Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20160729-0078231 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 29, 2016. (Value of consideration shown in aforementioned deed $157,000.00.) Being also known as 114 Cobblestone Place Drive Goodlettsville, Tennessee 370728489.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 114 Cobblestone Place Drive, Goodlettsville, TN 37072-8489.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2018.

Eric W. Speiser

Lacey N. Speiser

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Eric W. Speiser and Lacey N. Speiser, joint tenants

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 31st day of May, 2018.

Notary Public

My Commission Expires: 1/14/2019

(Notary Seal)

ASHLEY TANNER RODRIGUEZ
Notary Public – State of Florida
Commission # FF 189870
My Comm. Expires Jan 14, 2019

TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, 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.

Kay B. Housch

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018