WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

COUNTY OF WILSON MARILYN C. NEELY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gazmir Hoxha	Same As New Owner	108040A04900
(NAME)	(NAME)	
912 Carlisle Court South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 116588 **DEEDWARR**
07/16/2018 10:00:16 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180716-0068705

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stone Family, LP**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gazmir Hoxha and Alketa Hoxha, Husband and Wife**, hereinafter called the GRANTEE(S), 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 Lot No. 99, on the plan of Section Two, Villages of Larchwood, as shown on plat of record in Plan Book 7900, Page(s) 104 and 105, and as amended in Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stone Family, LP., by Warranty Deed from Helen Menchaca, an unmarried woman, dated 10/15/2014 recorded on 10/21/2014 of record in Instrument No. 20141021-0097159, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Pages 104 and 105, and as amended in Book 7900, Page 326, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 8067, Page 792, Amended and Restated Declaration of record in Book 8150, Page 765, Annexation of record in Book 8495, Page 747, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Villages of Larchwood Property Owners Association of record in Book 8376, Page 933, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8541, Page 155, Book 8541, Page 159, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Book 8543, Page 303, in the Register's Office for Davidson County, Tennessee. Charter of the Villages of Larchwood Phase II Section 1 & 2 Homeowners Association of record in Book 10715, Page 160, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 912 Carlisle Court South, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 hand this 13th day of July, 2018.

STONE FAMILY LP

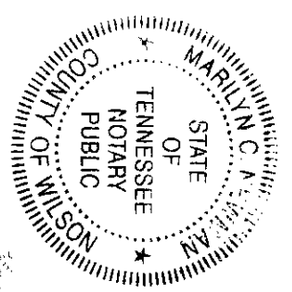
Wendell C. Stone
General Partner

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wendell C. Stone, 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 General Partner of Stone Family, LP, the within named bargainer, a partnership, and that Wendell C. Stone as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Wendell C. Stone as General Partner.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public
My Commission Expires: 5-17-21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122