True Copy Certification

Karen Y Johnson Davidson County
Batch# 151158 DEEDWARR
10/12/2018 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20181012-0101489

I, Matthew G. Noggle, 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 TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022
(AFFIX SEAL)

SHAMECE BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 1018-GTE-33

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
C & W Ashton Partners	Same	069-16-0-125
(NAME)	(NAME)	
2002 Richard Jones Rd., #200		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM STOCKARD** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to (i) **C & W ASHTON PARTNERS**, a Tennessee general partnership (the "Grantee"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "Property"), to-wit:

Lot 33, ASHTON SUBDIVISION OF L.M. LEWIS FARM AT BORDEAUX, TENN, as shown on plat of record in Plat Book 421, Page 19, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William J. Stockard, an unmarried man by Warranty Deed from Eugenie Smith, unmarried, of record in the Instrument No. 20070917-0110919, in the Register's Office of Davidson County, Tennessee, dated September 14, 2007 and recorded on September 17, 2007.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "Permitted Exceptions"):

1. Real property taxes for the year 2018 and subsequent years;

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ASHTON SUBDIVISION OF L.M. LEWIS FARM AT BORDEAUX, TENN, as recorded in Plat Book 421, Page(s) 19, in the Register's Office of Davidson County, Tennessee, 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)..

This is improved property located at 815 Ashton Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of October 2018.

GRANTORS:

William Stockard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Matthew Noggle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Stockard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of October, 2018.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022