WARRANTY DEED

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

G-P-23-2416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1011176 DEEDWARR
06/05/2023 01 17 45 PM 2 pgs
Fees $13 00 Taxes $4,070 00

20230605-0042414

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Eric Michael VanEpps and Emily Rue VanEpps	**Bell Bank**	
(NAME)	(NAME)	**117-13-0F-001 00-CO**
2416 B Abbott Martin Road	**5500 Wayzata Blvd. Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Minneapolis, MN 55416**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STONEGATE ACQUISITIONS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC MICHAEL VANEPPS AND EMILY RUE VANEPPS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Unit A of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20080714-0071954, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20080714-0071954, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Joseph W. Sloan and wife, Marcia Sloan of record in Instrument Number 20230307-0016244, in the Register's Office for Davidson County, Tennessee, dated March 3, 2023 and recorded on March 7, 2023

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 99, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080714-0071954, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2416 B Abbott Martin Road, Nashville, Tennessee 37215**

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 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 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/our hand(s) this the 2 DAY OF JUNE, 2023.

Stonegate Acquisitions, LLC

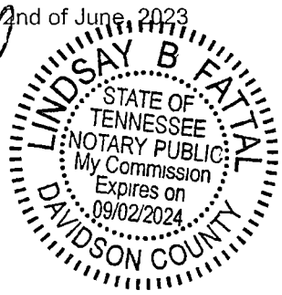
BY _____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of June, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212