Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36869-1 Box 14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Inspiration Place, LLC 555 Rivergate, Suite B1-105 Durango, CO 81301	New Owner	11811011000

WARRANTY DEED

For and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert Keith Stegall, an unmarried man** (hereinafter collectively referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Inspiration Place, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows

LAND located in Davidson County, Tennessee, being Lot No. 6, of Block G, on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee. Said Lot No. 6 runs 93.5 feet on the easterly side of Erica Place, as measured along a slight curve and runs back 105.7 feet on the northerly line and 123 5 feet on the southerly line to a dead line measuring 50 0 feet thereon.

Being all of the same property conveyed to Keith Stegall Enterprises, Inc , a corporation organized and existing under the laws of Tennessee, by Warranty Deed dated February 15, 1993, from George A Mebane, V, married, of record in Book 8868, Page 312, Register's Office for Davidson County, Tennessee. And being all of the same property conveyed to Robert Keith Stegall by Quitclaim Deed dated July 23, 1999, from Diane Bell Stegall, in accordance with the terms and conditions of the Divorce Decree in that certain case styled Marguerite Diane Bell Stegall v. Robert Keith Stegall, Civil Action No. 95675, Circuit Court of Williamson County, Tennessee, of record in Book 11613, Page 290, said Register's Office. The said Keith Stegall Enterprises, Inc , a Tennessee corporation having conveyed to Robert Keith Stegall, an unmarried man, by Quitclaim Deed dated August 8, 2023, of record in Instrument No. 20230809-0061717, and Scrivener's Affidavit dated August 10, 2023, of record in Instrument No. 20230811-0062272, said Register's Office.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A, and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 1039889 DEEDWARR
08/18/2023 09 18 32 AM 3 pgs
Fees $18 00 Taxes $6,660 00

20230818-0064521

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of August, 2023.

Robert Keith Stegall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Keith Stegall, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of August, 2023.

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00

Affiant

Subscribed and sworn to before me this
11th day of August, 2023.

M LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO TENN

Notary Public
My Commission Expires. 9-29-2025

EXHIBIT A

Permitted Encumbrances

1. All matters as shown on the ALTA/NSPS Land Title Survey dated July 20, 2023, by Jacob R. Slaugenhoupt, Tennessee RLS No. 2583.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 11811011000. Taxes for the current year were prorated at closing and assumed by the Grantee.

3 All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.