# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

BS-SA-24-6306

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stonegate Acquisitions, LLC** | same as new owner | |
| (NAME) | (NAME) | **129-08-0-090.00** |
| **146 Southridge Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (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, **VICLAKES PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** 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 the southerly 52 feet of Lot No. 6 and the northerly 48 feet of Lot No. 5 of Block "C" on the Revised Plan of Highlands of Bellemeade No. 2, of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 100 feet on the westerly side of Highway 100 and runs back 246 feet, more or less, on the northerly line, and 240 feet, more or less, on the southerly line, to the easterly margin of the N.C. & St. L. Railroad, on which it measures 100 feet, more or less.

Being a portion of the same property conveyed to Charles K. Galiwango, an unmarried man by Warranty deed from Ronald Christopher Garland, an unmarried man (also known as Christopher Ronald Garland) and Thomas E. Bernard, an unmarried man (also known as Thomas E. Bernard of record in Instrument No. 20150324-0025263 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 24, 2015.

Being a portion of the same property conveyed to Viclakes Properties, LLC by Quitclaim deed from Charles K. Galiwango of record in Instrument No. 20190905-0089668 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 5, 2019. Being also known as 6306 Highway 100 Nashville, Tennessee 37205.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1360, Page 217, and Book 2196, Page 180, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5321, Page 382, in the Register's Office for Davidson County, Tennessee.
- Easement to US Sprint Communications Co. of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- ROW line of N.C. & St. L. Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6306 Highway 100, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch # 1112055 **DEEDWARR**
03/18/2024 02:20:12 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20240318-0018537

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 8th DAY OF MARCH, 2024.

VicLakes Properties, LLC

BY: _____
Charles Galiwango
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES GALIWANGO, 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 VICLAKES PROPERTIES, 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 8th of March, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)




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