THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020168** BILL GARRETT, Davidson County Trans:T20100016979 DEEDWARR Recvd: 03/23/10 15:20 2 pgs Fees:13.00 Taxes:732.60 20100323-0021792	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$198,000.00~~. Affiant Subscribed and sworn to before me, this 19th day of March, 2010. Notary Public My Commission Expires: My Commission Expires FEB. 19, 2013 BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Matthew Kenneth Phelps and Melissa Caroline Skala 5033 Stonemeade Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155150A08600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan B. Small, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Kenneth Phelps and wife, Melissa Caroline Skala** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 86, STONEMEADE, SECTION I, as shown on plat of record in Plat Book 6900, Pages 800-801, 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 Ryan B. Small, an unmarried man by Warranty Deed from Jeffery A. Allen, an unmarried man, recorded on the 21st day of July, 2000 in Instrument No. 200007210072324, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONEMEADE, SECTION I, as recorded in Plat Book 6900, Page(s) 800-801 and Boundary Plat of record in Plat Book 6900, Page 799.

Covenants, Conditions and Restrictions recorded in Book 7701, Page 290, Book 8349, Page 43, Book 8353, Page 101 and Book 8810, Page 840.

Terms and provisions of b y-Laws recorded in Book 7701, Page 331 and Book 8517, Page 992.

Charter of Stonemeade Homeowners Association recorded in Book 7920, Page 728.

Open Space recorded in Book 8517, Page 997.

This is improved property located at 5033 Stonemeade Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2010.

Ryan B. Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan B. Small, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2010.

Notary Public

My Commission Expires: _____

