THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11080831**	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2011. Notary Public My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Falade and Sarah Falade 117 Sterling Oaks Court Brentwood TN 37027	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	Tax Parcel ID No. Map 172-05-B Parcel 61.00CO

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, **Joshua S. Ritchie and Marylyn D. Ritchie, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Falade and Sarah Falade, Husband and Wife**, ("Grantees"), its 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 No.61, Phase 1 on the Plan for Sterling Oaks, Phase I, of record in Plat Book 8250, page 998, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua S. Ritchie and wife, Marylyn D. Ritchie by deed from Russell Hall and wife, Cloie J. Hall of record in Instrument Number 20031230-0184106, in the Register's Office for Davidson County, Tennessee, dated December 29, 2003.

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.

All matters shown on the Plan of record in Plat Book 8250, Page 998, 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 Sterling Oaks, Phase 1 of record in Book 10951, Page 547 , amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 10951, page 587, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110051798 DEEDWARR
Recvd: 08/23/11 10:22 2 pgs
Fees:13.00 Taxes:876.90
20110823-0065054

Charter of HOA in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument 200505100052774, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 117 Sterling Oaks Court Brentwood TN 37027

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 18th day of August, 2011.

Joshua S. Ritchie by Steve Miller as his attorney in fact

Joshua S. Ritchie by Steve Miller
as Attorney in fact

Marylyn D. Ritchie by Steve Miller as attorney in fact

Marylyn D. Ritchie by Steve Miller
as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Miller,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Joshua S. Ritchie and Marylyn D. Ritchie,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY