THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***282,500.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110077156 DEEDWARR
Recvd: 12/06/11 15:34 2 pgs
Fees:13.00 Taxes:1045.25
20111206-0095279

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 1st day of December, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Sarah E. Stubblefield
4133 Outer Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO

new owner

MAP & PARCEL NOS.

MAP 132-01-0 B
PARCEL 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars ($***282,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, John R. Ashton, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Sarah E. Stubblefield, unmarried, and Ralph G. Stubblefield, Jr., unmarried, as tenants in common with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1, together with the appurtenant interest in the common elements of Outer Townhomes, a horizontal property regime with private elements established by Declaration of covenants, conditions and restrictions, of record in Instrument No. 20060515-0056676 in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions and being located upon Lot No. 122 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Ashton, unmarried, by Warranty Deed dated November 21, 2006, from HB Holdings, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20061128-0146701, Register's Office for Davidson County, Tennessee.

This is improved property known as 4133 Outer Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES 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 follows:

1. Real estate taxes for 2012 and all future years which have been assumed by the Grantees herein. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, in the Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of Outer Townhomes of record as Instrument No. 20060515-0056676 in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12th day of December, 2011.

John R. Ashton

By: Keith Merrill
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith Merrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of John R. Ashton and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of John R. Ashton.

WITNESS my hand and official seal this 12th day of December, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY