THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31188-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BOX 50-B

~~PREPARED BY:~~ ~~RETURN TO:~~
~~BANKERS TITLE & ESCROW CORP.~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

WARRANTY DEED

Address New Owner: Charles R. Webb 83 Concord Park West Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 080 C 08300 CO

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, **John P. Fields, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles R. Webb, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 83 Concord Park West, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of May, 2013.

John P. Fields

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John P. Fields**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130040807 DEEDWARR
Recvd: 05/16/13 09:58 2 pgs
Fees:13.00 Taxes:1443.00

20130516-0049306

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Resubdivision of Lots 81 and 82, Sugartree, Phase 2, of record in Plat Book 4955, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John P. Fields by deed dated January 26, 1977, from Jack H. Dalton and wife, Jeanette H. Dalton, of record in Book 5109, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties, and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Sugartree Homeowners Association, Inc. of record in book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4955, page 18, Register's Office for Davidson County, Tennessee.
6. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.