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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. 31209-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $665,000.00 Affiant Subscribed and sworn to before me this 25th day of June, 2013. Notary Public My Commission Expires:

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Munoz, Kelly Schlendorf [illegible] 4321 [illegible] Westlawn Drive Nashville, TN 37209	Wells Fargo Bank, N.A. P.O. Box 5708 Springfield, OH 45501-5708	Map and Parcel No.: 103 080 D 00500 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, **Stephanie Lowe, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly H. ly Schlendorf and Daniel Munoz, wife and husband** ("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 4321 Westlawn Drive, Nashville, TN 37209

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 25th day of June, 2013.

Stephanie Lowe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130054667 DEEDWARR
Recvd: 06/27/13 13:58 2 pgs
Fees:13.00 Taxes:2460.50
20130627-0066265

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cherokee Crossing, as of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with adjoining permanent "outdoor living space easement over Lot 4 for the benefit of Lot 5" as described in deed of record in Instrument No. 20061218-0155606 and affidavit of record in Instrument No. 20070726-0088860, said Register's Office.

Being the same property conveyed to Stephanie Lowe by deed dated August 31, 2009, from Matthew R. Zenner and wife, Lisa Collins Zenner, of record in Instrument No. 20090902-0082689, Register's Office for Davidson County, Tennessee.

A portion of the above referenced easement has been abandoned by Abandonment of Portion of Easement Area, of record as Instrument No. 20130522-0051528, 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 Grantees.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Cherokee Crossing, of record in Instrument No. 20051215-0150402 and Attorney's Certificate in Instrument No. 20060908-0111568, 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 Cherokee Crossing Homeowners Association, Inc. of record in Instrument No. 20100203-0008715, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Cherokee Crossing Homeowners Association, Inc. of record in Instrument No. 20100203-0008714, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 421, page 32, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20050118-0005960, Register's Office for Davidson County, Tennessee.