This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/30/13 14:13 3 pgs
Fees:18.00 Taxes:432.53
20131030-0112793

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of October, 2013, by and between Beth Ashley, unmarried, party of the first part, and Charles Webb and Nancy Webb, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit 64 (previously referred to as Lot 64 in prior deeds) on the Plan of A Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision I of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Beth Ashley by virtue of that certain Cash Deed dated July 5, 2013, at Instrument No. 20130708-0070355 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Secretary of Housing by virtue of Trustee's Deed dated November 12, 2012 at Instrument No. 20130318-0026872 in the said Register's Office. Being previously conveyed to Lucia V Navarrete and Maria L Pineda by Deed recorded October 5, 2001 at Instrument No 20011005-0108793 in said Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Beth Ashley by Wendi McConnell Attorney In Fact

Beth Ashley, by Wendi McConnell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Beth Ashley and acknowledged that she executed the same as the free act and deed of the said Beth Ashley.

WITNESS my hand and official seal at office this 29th day of October, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Charles Webb and Nancy Webb 3401 Anderson Rd, Unit 64 Antioch, TN 37013
Tax Parcel No	136150B06400CO
Property Address:	3401 Anderson Road Unit 64 Antioch, TN 37013
MAIL TAX BILLS TO:	**F & M Bank** **50 Franklin Street** Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $116,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of October, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016