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. 31539-11-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,900.00 Affiant Subscribed and sworn to before me this 18th day of December, 2013. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Alainna Stephens 102 Ivy Hill Lane Goodlettsville, TN 37072	**Send Tax Bills To:** Wells Fargo Bank, N.A. 1525 W W T Harris Blvd., 2nd Charlotte, NC 28262-8522	**Tax Information:** Map and Parcel No.: 075 110 A 04700 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, **Lisa M. Menck, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alainna Stephens and husband, Johnny Stephens** ("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 1261 Andrew Donelson Drive, Hermitage, TN 37076

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.

Robert F. Shock, spouse of Lisa M. Menck, joins in the execution of this instrument to convey any marital interest he has in subject property.

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

BILL GARRETT, Davidson County
Trans:T20130105368 DEEDWARR
Recvd: 12/18/13 11:00 3 pgs
Fees:18.00 Taxes:906.13
20131218-0127830

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2013.

Lisa M. Menck by Attorney-In-Fact

Lisa M. Menck
BY: Gerald G. Patterson, Attorney-In-Fact

Robert F. Shock by Attorney-In-Fact

Robert F. Shock
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Lisa M. Menck and Robert F. Shock and is authorized by the said Lisa M. Menck and Robert F. Shock to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of December, 2013.

Notary Public

My Commission Expires:

KAREN FORRAUN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa M. Menck, an unmarried woman, by deed dated September 2, 2008, from Alan S. Carter, an unmarried man, of record in Instrument No. 20080910-0092767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 075 110 A 04700 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Heritage Meadows, Phase I, of record in Book 10337, page 102, annexed in Book 11029, page 414, 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. Charter of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 525, Register's Office for Davidson County, Tennessee.