AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5042 Thoroughbred Lane
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew M. Coombes and Shannon M. Coombes** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Schuyler Halverson and Laura Phelps as tenants in common with right of survivorship** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), as of record in Instrument Number 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon M. Coombes and husband, Matthew M. Coombes by Warranty Deed from Todd Jackson Smith and wife, Amanda Marie Smith, dated 11/6/06 and recorded 11/14/06 in Instrument Number 20061114-0141075, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 14th day of April, 2014.

Matthew M. Coombes

Shannon M. Coombes

BILL GARRETT, Davidson County
Trans:T20140025725 DEEDWARR
Recvd: 04/16/14 13:02 2 pgs
Fees:13.00 Taxes:813.63
20140416-0031822

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Matthew M. Coombes and Shannon M. Coombes** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2014.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$219,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of April, 2014.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

My Commission Expires: 7-6-15

Map and Parcel: 172-04-0A-104.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Schuyler Halverson and Laura Phelps
208 Payson Court
Nashville, TN 37211