THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140045327 DEEDWARR
Recvd: 06/26/14 08:18 2 pgs
Fees:13.00 Taxes:717.80
20140626-0055825

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Affiant

Subscribed and sworn to before me as of the 23 day of June, 2014.

Notary Public

My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-11-2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Virginia Webb & James Webb 165 Hicks Road #3 Nashville, TN 37221	SAME	142-11-0C-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jason M. Hand and wife, Amy L. Hand**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Virginia Webb and James Webb, Wife and Husband,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Aspen Heights, a Planned Unit Development of record in Plat Book 9700, Page 312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason M. Hand and wife, Amy L. Hand by deed from Jason M. Hand of record in Instrument No. 20080910-0092738 Register's Office for Davidson County, Tennessee, dated September 03, 2008 and recorded on September 10, 2008.

Being also known as Improved property 165 Hicks Road #3 Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for

taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 312 and Book 6900, page 604, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10303, Page 698, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

5. By-Laws of Aspen Heights of record in Book 10303, Page 719, in the Register's Office for Davidson County, Tennessee.

6. Charter of Aspen Heights Homeowner's Association of record in Book 10288, Page 676, in the Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 18th day of June, 2014.

Jason M. Hand

Amy L. Hand

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jason M. Hand and Amy L. Hand with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of June, 2014.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016