WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

R-KR-14-5805

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Windsor	Water Stone Mfg.	
(NAME)	(NAME)	**172-05-0B-101.00**
5805 Sterling Oaks Drive	N25 W23255 Paul Rd	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Pewaukee WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LINDA R. MATTHEWS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN WINDSOR, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, 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 Linda R. Matthews by deed from Timothy Vaughn Matthews of record in Instrument No. 20070410-0042206 Register's Office for Davidson County, Tennessee, dated February 22, 2007 and recorded on April 10, 2007.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by herein named grantee(s)
- Subject to all matters shown on the Plan of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10951, Page 547, amended in Book 11514, Page 959, and in Instrument No. 20001214-0123042, 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.
- Bylaws of record in Instrument Number 20001214-0123043, in the Register's Office for Davidson County, Tennessee.
- Charter of Sterling Oaks Homeowners Association, Inc. of record at Book 10951, Page 540 in the aforesaid Davidson County Register's Office.
- Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20130419-0039232, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Instrument Number 20050510005274 and in Instrument No. 20110421-0030897, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5805 Sterling Oaks Drive, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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:T20140054786 DEEDWARR
Recvd: 07/29/14 14:01 2 pgs
Fees:13.00 Taxes:1147.00

20140729-0067385

Witness my/our hand(s) this the 25th DAY OF JULY, 2014.

Linda R. Matthews By C. Loy Carney, Attorney In Fact

Linda R. Matthews by C. Loy Carney as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDA R. MATTHEWS, and who acknowledged he executed the same as the free act and deed of the said LINDA R. MATTHEWS.

Witness my hand and official seal, this the 25th of July, 2014.

Brian D. Mitchell

Notary Public
My Commission Expires: January 9, 2014
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The signature of Linda R. Matthews is signe by her duly appointed Attorney-in fact C. Loy Carney, pursuant to the Power of Attorney recorded in Instrument #20140729-0067384, said Register Office.