THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 498,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2014 Notary Public MY COMMISSION EXPIRES: 6-6- (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

GARY L. DILLIHA NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Shawn P. Lehman-Grimes	Shawn P. Lehman-Grimes, et ux.	MAP
110 Prospect Hill	324 NorthCrest Drive	PARCEL 116-08-0E-110.00-CO
Nashville, TN 37205	Springfield TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tayler G. Webb and James A. Webb IV, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn P. Lehman-Grimes and Mayra O. Lehman-Grimes, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 110 on the Plan of Sugar Tree Phase 3 (Revised), a Planned Unit Development, of record in Plat Book 5050, Pages 67 through 71 and as amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Inclusive, 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 Tayler L. Gudeman, an unmarried woman, now known as Tayler G. Webb, as to an undivided 50% interest, and James A. Webb IV, an unmarried man, as to an undivided 50% interest by deed from Louise P. Wills, a widow of record in Instrument No. 20090609-0053310 Register's Office for Davidson County, Tennessee, dated June 05, 2009 and recorded on June 09, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **110 Prospect Hill, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20140085437 DEEDWARR
Recvd: 11/12/14 15:34 2 pgs
Fees:13.00 Taxes:1842.60
20141112-0104555

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand(s) this the 6th day of November, 2014.

Tayler G. Webb

James A. Webb IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tayler G. Webb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of November, 2014.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Webb IV** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of November, 2014.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public