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. 32125-12-2014** Aspen Title and Escrow 1215 David Lane # 2 Knoxville, TN 37922	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $378,000.00. Affiant Subscribed and sworn to before me this 6th day of January, 2015. Notary Public My Commission Expires:

KAITLIN FORD WARLICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan R. Dickerson, Misty D. Hartley 4829 Bevendean Dr. Nashville, TN 37211		Map and Parcel No.: 180 020 A 07900 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, **Gregory Zanon and wife, Jennifer Zanon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Dickerson and Misty Hartley, husband and wife,** ("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 1505 Simpson Court, Nashville, TN 37211

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.

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:T20150002837 DEEDWARR
Recvd: 01/13/15 08:26 3 pgs
Fees:18.00 Taxes:1398.60
20150113-0003359

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of January, 2015.

Gregory Zanon
BY: George E. Mudter, Jr., Attorney-In-Fact

Jennifer Zanon
BY: George E. Mudter, Jr., 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, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Gregory Zanon and Jennifer Zanon and is authorized by the said Gregory Zanon and Jennifer Zanon to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of January, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 2, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Two, The Ridge at Stone Creek Park, as of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory Zanon and wife, Jennifer Zanon, by deed dated September 24, 2007, from Drees Premier Homes, Inc; an Ohio corporation, of record in Instrument No. 20070926-0114906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Stone Creek Park, of record in Book 10324, page 365, amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, 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).
2. Dedication of common area to Ridge at Stone Creek Homeowners Association, Inc. of record in Instrument No. 20130611-0059043, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Stone Creek Park Homeowners Association, Inc. of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee.
5. Easement for water use of record in Book 6068, page 119, Register's Office for Davidson County, Tennessee.
6. Easement agreement of record in Book 10716, page 596, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20020528-0064318, Register's Office for Davidson County, Tennessee.