(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013609 DEEDWARR
Recvd: 02/25/15 09:23 3 pgs
Fees:18.00 Taxes:1350.13
20150225-0016004

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley D. Kemker	Same	180A01600CO
(NAME)	(NAME)	
7213 Holt Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 10th day of February, 2015, by and between **ANDREW E. BEDI AND KRISTIN E. BEDI, HUSBAND AND WIFE,** party of the first part, and **STANLEY D. KEMKER AND HEATHER H. KEMKER, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 86, as shown on the Plan of the Ridge at Stone Creek, Section 1, a Planned Unit Development, of record as Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew E. Bedi, and wife, Kristin E. Bedi by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated 05/09/2008, recorded 05/14/08 in Instrument Number 2008054-0049480, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Andrew E. Bedi
ANDREW E. BEDI

Kristin E. Bedi
KRISTIN E. BEDI

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANDREW E. BEDI, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of February, 2015.

Commission expires: 4/16/2016

K C Biggs
Karen C. Biggs Notary Public

Karen C. Biggs
Notary Public, ID No. 464806
State at Large, Kentucky
My Commission Expires on April 16, 2016

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KRISTIN E. BEDI, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of February, 2015

Commission expires: 4/16/2016

K C Biggs
Karen C. Biggs Notary Public

Karen C. Biggs
Notary Public, ID No. 464806
State at Large, Kentucky
My Commission Expires on April 16, 2016

EXHIBIT A

All matters shown on the plat of record as Instrument No. 20031027-0157621,

Covenants, conditions, easements and restrictions recorded of Record in Book 10324, Page 365, Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Storm Water Detention Agreement as shown of Record in Instrument No. 20020528-0064318,

Easement Agreement recorded of record in Book 10716, Page 596,

By-Laws recorded of record in Book 10324, Page 408,

Charter recorded of record in Book 10324, Page 358, in the Register's Office of Davidson County, Tennessee.