WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $659,000.00.

Affiant

Subscribed and sworn to me on June 22, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28460SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ethan S. Lippmann Krupa K. Patel-Lippmann 4107B Lone Oak Road Nashville, TN 37215	U.S. Bank Home Mortgage 4801 Frederica Street Owensboro, KY 42301	117-15-3-A-002CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Home Ranch Management Company, Inc., a California corporation, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Ethan S. Lippmann and Krupa K. Patel-Lippmann, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as set forth in the Declaration of Covenants, Conditions and Restrictions of 4107 Lone Oak Homes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140620-0054148 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to Home Ranch Management Company, Inc., a California corporation, by Quitclaim Deed from Timothy Edward Anderson and wife, Camille Anderson, dated May 11, 2015, filed for record on May 12, 2015, in Instrument No. 20150512-0043533, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record as Exhibit "B", of Instrument No. 20140620-0054148, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150050949 DEEDWARR
Recvd: 06/25/15 10:22 3 pgs
Fees:18.00 Taxes:2438.30
20150625-0061061

3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 4107 Loan Oak Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140620-0054148, Register's Office for Davidson County, Tennessee, to which reference is hereby made as if copied verbatim.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4107B Lone Oak Road, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my hand this 22nd day of June, 2015.

Home Ranch Management Company, Inc.

BY: _____
Timothy E. Anderson
as Director

SEE ATTACHED FORM FOR NOTARY CERTIFICATE

STATE OF CALIFORNIA, COUNTY OF _____

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Timothy Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Director of Home Ranch Management Company, Inc. the within named bargainor, and that he as such Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Director.
Witness my hand, at office, on June 4, 2014.

NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

On June 22, 2015 (Date) before me, Marcus James Richmond (Here Insert Name of Officer), Notary Public,

Personally appeared Timothy E. Anderson (Name(s) of Signer(s))

Who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

MARCUS JAMES RICHMOND
Commission # 2069212
Notary Public - California
San Luis Obispo County
My Comm. Expires May 23, 2018

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT