WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $724,000.00.

Affiant

Subscribed and sworn to before me this 13th day of August, 2015

Notary Public
My Commission expires: 9-11-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William R. Sims	SunTrust Mortgage, Inc.	131-07-0-Y-002.00CO
4415B Lone Oak Road	P.O. Box 79041	
Nashville, TN 37215	Baltimore, MD 21279-0041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **4415 LOP, a Tennessee general partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Sims and Kelly Sims. husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit B Lone Oak Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) having been established by the Declaration of Covenants, Conditions, and Restrictions of Lone Oak Commons, a Townhouse Planned Unit Development of record in Instrument Number 20140722-0065187, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 4415 LOP, a Tennessee general partnership, by deed from Billy I. Crutchfield and Brittany L. Crutchfield, on July 1, 2014, of record in Instrument Number 20140711-0061421, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book , page , Register's Office County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140722-0065187; and Book 1424, page 2; and Book 1488, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4415B Lone Oak Road, Nashville, TN 37215**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 13, 2015.

4415 LOP, a Tennessee general partnership

By Christine A. Wilson, general partner

By Jonathan Helm, general partner

By Leah Crutchfield, general partner

By Bill Crutchfield, general partner

BILL GARRETT, Davidson County
Trans:T20150069034 DEEDWARR
Recvd: 08/17/15 14:05 2 pgs
Fees:13.00 Taxes:2678.80
20150817-0082503

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Christine A. Wilson, Jonathan Helm, Leah Crutchfield, and Bill Crutchfield, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a the general partners of 4415 LOP, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 13th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY