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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32592-08-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Theresa L. Smith Affiant Subscribed and sworn to before me this 27th day of August, 2015 Notary Public My Commission Expires: 5/8/17

I. BYRD STATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: West Town Development Group 1768B Hillmont Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 16 0 J 001 00CO

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, **Stephanie Lowe and James Sieffert, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **West Town Development Group, LLC , a Tennessee limited liability company** ("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 103A and 103B Cherokee Road, Nashville, TN 37205

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:T20150073595 DEEDWARR
Recvd: 08/31/15 09:35 3 pgs
Fees:18.00 Taxes:1572.50
20150831-0087792

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2015.

Stephanie Lowe by [illegible], Atty-In-Fact
Stephanie Lowe
BY: Gerald G. Patterson, Attorney-In-Fact

James Sieffert by [illegible], Atty-In-Fact
James Sieffert
BY: Gerald G. Patterson, 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, Gerald G. Patterson, 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 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 Stephanie Lowe and James Sieffert and is authorized by the said Stephanie Lowe and James Sieffert to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. A and B, together with the appurtenant interest in the common elements of Cherokee Glen, a horizontal property regime with private elements established by Declaration in Instrument No. 20070206-0015782, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No, 4 and the northerly 20 feet of Lot No. 3, Block L on the Plan of Cherokee Park Subdivision of record in Plat Book 842, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Lowe, unmarried and James Sieffert, unmarried, as tenants in common with right of survivorship by deed dated November 22, 2013 from SJB Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20131125-0120785, Register's Office for Davidson County, Tennessee. The said Stephanie Lowe and James Sieffert having since married.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cherokee Glen, of record in Instrument No. 20070206-0015782, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.