STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 9/20/2018
File No. G15-2640D

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/08/15 09:42 3 pgs
Fees:18.00 Taxes:669.70
20150908-0090827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Katherine Lamb, a single woman (NAME)	Community America Credit Union SPLIT (NAME)	75-12F-93.00 CO
735 Tulip Grove Road #347 (STREET ADDRESS)	9777 Ridge Drive (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Lenexa, KS 66219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Benjamin R. Withers and Madison Withers, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Katherine Lamb, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 347 (also known as Tax Parcel 93) TULIP COVE TOWNHOMES, a Horizontal property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Benjamin R. Withers and Madison Withers, husband and wife by Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 1, 2011, as Instrument No. 20110405-0026351, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Boundary Plat as recorded in Instrument No. 20050517-0055768, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20050525-0059119, Instrument No. 20080103-0000699, and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee.
4. Plumbing Permit in 10413-841.
5. Easement for sanitary sewers in 4123-640.
6. Stormwater Detention Agreement as recorded in Instrument No. 20040609-0068086, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 735 Tulip Grove Road #347, Hermitage, TN 37076.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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/our hand(s) this 1st day of September, 2015.

Benjamin R. Withers — September 01, 2015 (Date)

Madison Withers — September 01, 2015 (Date)

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Benjamin R. Withers and Madison Withers, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

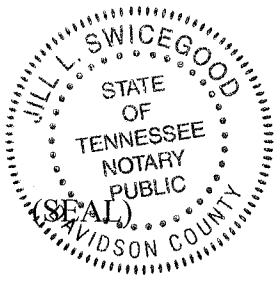
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018