This instrument was prepared by Albert P. Marks of MARKS, SHELL & MANESS, Dunbar Park, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

BILL GARRETT, Davidson County
Trans:T20150076457 DEEDWARR
Recvd: 09/08/15 15:56 2 pgs
Fees:13.00 Taxes:814.00
20150908-0091327

NAME & ADDRESS OF PROPERTY OWNER:
Sarah E. Piper
4228 Longfellow Drive
Nashville, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same as above

DONALD LITTLEJOHN, JR., ET UX

TO: CASH WARRANTY DEED

SARAH E. PIPER

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, DONALD LITTLEJOHN, JR., and wife, LISA S. LITTLEJOHN, as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEE, SARAH E. PIPER, her heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Tax Map & Parcel No. 062-02-0B-270.00-CO as shown on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Abbington Park, Phase Two, Section 1, of record in Instrument No. 20081008-0102227, and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> This being the same real estate which was conveyed unto Donald Littlejohn, Jr., and wife, Lisa S. Littlejohn, by deed from Celebration Homes, LLC, dated September 28, 2009 and field for record on September 22, 2009 at 9:40 AM of record in Instrument Number 20090922-0088079, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, SARAH E. PIPER, her heirs and assigns forever.

SUBJECT to all matters shown on plan for Abbington Park, Phase Two, Section, of record in Instrument No. 20081008-0102227, and as corrected in Instrument Number 20081024-0106746 and Instrument NO. 20081030-0108211, Register's Office for Davidson County, Tennessee; SUBJECT to Restrictions of record in Instrument No. 20081008-0101931 and as corrected in Instrument No. 20081031-0108645, of said Register's Office; SUBJECT to Declaration of Restrictions of record in Instrument No. 20010402-0031520, of said Register's Office, which restrictions restrict the property described therein to use only as open green space; SUBJECT to Covenants and conditions of record in Instrument No. 2000072-00071648, of said Register's Office, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed; SUBJECT to Provisions contained in deed of conveyance of record in Book 8377, Page 820, of said Register's Office, which contains reservations for certain sewer taps; SUBJECT to Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, of said Register's Office; SUBJECT to Stormwater Detention Agreement of record in Instrument No. 20030508-00611633, and in Instrument No. 20030109-0004246, of said Register's Office; SUBJECT to Grant of Transmission Line

Easement to the United States of America of record in Book 1163, Page 341, of said Register's Office; and SUBJECT to Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, of said Register's Office, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 2015 TAXES are to be prorated.

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 04 day of September, 2015.

DONALD LITTLEJOHN, JR.

LISA S. LITTLEJOHN

GRANTORS

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD LITTLEJOHN, JR., and wife, LISA S. LITTLEJOHN, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 4th day of September, 2015

NOTARY PUBLIC

SUMMER GORLINE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00.

AFFIANT

Sworn and subscribed to before me on this the 4th day of September, 2015.

NOTARY PUBLIC

SUMMER GORLINE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 11/15/17