WARRANTY DEED

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

P-LIPS-15-4164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,995.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Rhea and Lisa Rhea	**U.S. Bank, NA**	
(NAME)	(NAME)	**085-04-0A-072.00-CO**
4164 Stone Hall Blvd	**3301 Rider Trail South**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Earth City, MO 63045**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JON D. HARPER AND ERIC R. GATLIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT RHEA AND WIFE, LISA RHEA,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of First Revision of Final Plat Major Subdivision, The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1A, Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jon D. Harper, unmarried and Eric R. Gatlin, unmarried, as Tenants in Common with Right of Survivorship by Warranty deed from Phillips Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121108-0103431 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 08, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20091005-0092019;
- Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628 and 20120207-0011118;
- Quitclaim Deed of common areas to HOA of record in Instrument No. 20090310-0021483;
- Easement for Water Line of record in Book 4212, Page 147;
- Flowage Easement in favor of United States of America of record in Book 2244, Page 399;
- Easement Agreement of record in Book 7292, Page 968;
- Easement for Conservation Greenway of record in Instrument No. 20011024-0116287;
- Easement for water mains and appurtenances of record in Instrument No. 20030328-0040734;
- Certification of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252;
- Easements for stormwater detention agreement of record in Instrument Nos. 20060809-0097670 and 20070730-0089806;
- Easement for public utility, drainage and force main of record in Instrument No. 20071213-0143333;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20090615-0055321;
- Agreed Order (Road Connector Easement) of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4164 Stone Hall Blvd , Hermitage, Tennessee 37076**.

BILL GARRETT, Davidson County
Trans:T20150079630 DEEDWARR
Recvd: 09/18/15 13:06 2 pgs
Fees:13.00 Taxes:1535.48
20150918-0095070

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF SEPTEMBER, 2015.

Jon D. Harper by Megan Paulus, Attorney-in-Fact
Jon D. Harper by Megan Paulus, Attorney-In-Fact

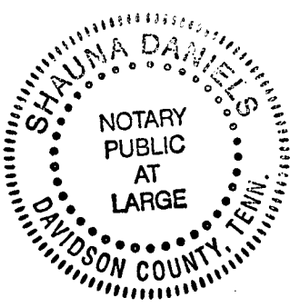
Eric R. Gatlin by Megan Paulus, Attorney-in-Fact
Eric R. Gatlin by Megan Paulus, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Paulus, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON D. HARPER AND ERIC R. GATLIN, and who acknowledged he/she/they executed the same as the free act and deed of the said JON D. HARPER AND ERIC R. GATLIN.

Witness my hand and official seal, this the 11th of September, 2015.

Shauna Daniels
Notary Public
My Commission Expires: 3/7/17
(SEAL)



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