FOR DEPOSIT ONLY
BANKERS TITLE
& ESCROW

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32508-06-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $427,000.00. Affiant Subscribed and sworn to before me this 18th day of Setpember, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

BILL GARRETT, Davidson County
Trans: T20150084405 DEEDWARR
Recvd: 10/05/15 09:44 3 pgs
Fees: 18.00 Taxes: 1579.90
20151005-0100893

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Neil Webb and Elizabeth Richards Webb 1029 St. Andrews Place Nashville, TN 37204	Highlands Residential Mtg 12001 N. Central Expressway Ste 750 Dallas TX 75243	Map and Parcel No.: 132 01 0 A 007 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, Ryan Stringfellow, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Neil Webb and Elizabeth Richards Webb, husband and wife ("Grantees"), their 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 1029 St. Andrews Place, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of September, 2015.

Ryan Stringfellow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Stringfellow, 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.

Witness my hand, at office, this 18th day of September, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of St. Andrews Place, of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan Stringfellow by deed dated January 31, 2012, from James H. Sherrod, Jr., unmarried, of record in Instrument No. 20120203-0010038, Register's Office for Davidson County, Tennessee. Ryan Stringfellow and Ryan N. Stringfellow are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 132 01 0 A 007 00CO.
2. Declaration of Covenants, Conditions and Restrictions for St. Andrews Place of record in Book 6856, page 843, amended in Book 7085, page 528, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, page 909, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water main, pumps and appurtenances and force main, of record in Instrument No. 20061127-0145857, Register's Office for Davidson County, Tennessee.
5. St. Andrews Place Leasing Rules, recorded in Instrument No. 20120531-0047004, Register's Office for Davidson County, Tennessee.
6. St. Andrews Place Parking Rules, recorded in Instrument No. 20120531-0047005, Register's Office for Davidson County, Tennessee.