WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150087567 DEEDWARR
Recvd: 10/14/15 12:00 2 pgs
Fees:13.00 Taxes:632.70
20151014-0104518

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$171,000.00.**

Aisha Hall
Affiant

Subscribed and sworn to before me this 13th day of October 2015.

Notary Public
My Commission expires: 5/23/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: Shelby N. Hepner	SEND TAX BILLS TO: Wells Fargo Bank, N.A.	MAP & PARCEL NUMBER: Map 150-03-0 - 014.00
3320 Anderson Road	2701 Wells Fargo Way	
Antioch, TN 37013	Minneapolis, MN 55467-8000	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stevens Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shelby N. Hepner**, unmarried her eirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Harbour Town Village, Section II, of record in Instrument Number 20140917-0085109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Stevens Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed on January 7, 2014, of record in Instrument Number 20140108-0002189, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20140917-0085109, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4931, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3320 Anderson Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 9, 2015.

Stevens Homes, LLC

Mike Mekhail, Authorized Agent

By: Mike Mekhail, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike Mekhail with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Stevens Homes, LLC, the within named bargainor, a limited liability company, as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Stevens Homes, LLC as an Authorized Agent.

Witness my hand, at office, this 9th day of October, 2015.

Notary Public

My commission expires: 11-10-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY