WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Lehmann	Mortgage Network, Inc.	Parcel ID:
1113 Sommersby Court	99 Conifer Hill Drive	141070B16400CO
Nashville, TN 37221	Danvers, Massachusetts 01923	

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 hereby acknowledged, we

Hanne L. Flippen, f/k/a Hanne L. Giesler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Lehmann and Allison Lehmann, husband and wife

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 Lot No. 166, on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hanne L. Giesler, an unmarried person, by deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 11493, Page 487, said Register's Office. The said Hanne L. Giesler is now known as Hanne L. Flippen.

This conveyance is subject to Restrictions and By-Laws of record in Book 8556, Page 11, amended in Book 9383, Page 526; Book 9662, Page 869; Book 10190, Page 182; Book 10410, Page 89; and Book 11433, Page 936; said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 658, said Register's Office; (3) PUD Boundary Plat of record in Book 7900, Page 327, said Register's Office; (4) Water & Sewer Line Easement in Book 7349, Page 564, said Register's Office; (5) Drainage Easement in Book 3314, Page 23, said Register's Office; (5) Articles of Incorporation/Charter of record in Book 7382, Page 225; Book 7820, Page 608; Book 8235, Page 521; and Book 8584, Page 20, said Register's Office.

The said Robert Ezell Flippen, Jr. joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1113 Sommersby Court, Nashville, TN 37221

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. 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.

BILL GARRETT, Davidson County
Trans:T20150094132 DEEDWARR
Recvd: 11/04/15 13:33 2 pgs
Fees:13.00 Taxes:804.75
20151104-0112489

Witness my hand this 30th day of October, 2015.

Hanne L. Flippen

Robert Ezell Flippen, Jr.

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 Hanne L. Flippen f/k/a Hanne L. Giesler and Robert Ezell Flippen, Jr., 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 at Nashville, Tennessee, this 30th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.