WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160007397 DEEDWARR Recvd: 01/28/16 09:29 2 pgs Fees:13.00 Taxes:1332.00 20160128-0008183	The actual consideration or value, whichever is greater, for this transfer is $360,000.00. April D. Hildeman Affiant Subscribed and sworn to before me, this the 25th day of January, 2016. Notary Public My commission expires: 4/1/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Griffy Lindsay Griffy	loanDepot.com, LLC	Map 171-03-0-B Parcel 014.00co
401 Loudon Place	26642 Towne Centre Drive	
Brentwood, TN 37027	Foothill, CA 92610	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew S. West and wife, Aubrey N. West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick *Griffy *S, and Lindsay *Griffy *W., husband and wife as joint tenants

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. 267 on the Plan of Fredericksburg, Section 5B, a Planned Unit Development, as of record in Book 7900, Page 953, 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 Matthew S. West and wife, Aubrey N. West, by Deed dated October 30, 2009, from Patricia L. Givens, f/k/a Patricia L. Chenger and husband, Timothy G. Givens, of record in Instrument No. 20091103-0101548, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 953, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Fredericksburg, of record in Book 8920, Page 65, and as amended in Book 9500, Page 393, and Book 9860, Page 840, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee. (3) By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 45, and as amended in Book 10694, Page 539, Register's Office for Davidson County, Tennessee. (4) Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee. (5) Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee. (6) Easement for drainage facility of record in Book 7851, Page 512, said Register's Office. (7) Stormwater Detention Agreement of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee. (8) Deeds of Conveyances for sewer and water mains of record in Book 9698, Page 81, and Book 9698, Page 124, Register's Office for Davidson County, Tennessee. (9) Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, Page 538, and Book 7900, Page 807, Register's Office for Davidson County, Tennessee. (10) All matters shown on the Boundary Plat of record in Book 7900, Page 509, Register's Office for Davidson County, Tennessee. (11) Grant of Easement by and between Comcast of Nashville I, LLC and Fredericksburg Townhomes, of record in Instrument No. 20131021-0109635, Register's Office for Davidson County, Tennessee. (12) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **401 Loudon Place, Brentwood, TN 37027**

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 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.

Witness my/our hand(s) this 25th day of **January, 2016.**

Matthew S. West

Aubrey N. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew S. West and Aubrey N. West,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of **January, 2016.**

Notary Public

My Commission Expires: 10-19-29

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.