THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

File No. 5865

Davidson County DEEDWARR
Recvd: 01/27/17 15:24 5 pgs
Fees:28.00 Taxes:1480.00
20170127-0009269

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me as of the 17th day of January, 2017

Notary Public

My Commission Expires: 3-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 6, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenine Diconti and James Regan 46 Nickleby Down Brentwood, TN 37027	Peoples Home Equity Inc 5205 Maryland Way Suite 100 Brentwood, TN 37027	172-01-0A-056.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Estate of Lynda Stovall by and through, Lora Stovall Tidwell, Executrix of the Estate of Lynda Joan Stovall, Davidson County, Tennessee Probate Docket # 16P1032 and Lora Stovall Tidwell, Individually,** hereinafter collectively referred to as "Grantor," has/have bargained and sold, and by these presents does transfer and convey unto **James Regan and Jenine Diconti, husband and wife,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Copperfield Revised of record in Plat Book 6900, Page (s) 555 through 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynda Stovall by Warranty deed from The Community Bank of record in Book 11229, page 279, Register's Office for Davidson County, Tennessee, dated November 25, 1998 and recorded on December 2, 1998. The said Lynda Stovall aka Lynda Joan Stovall died testate on June 11, 2016, her Probate Estate and Last Will and Testament having been probated of record in Docket No. 16P-1032, in the Probate Division of the Circuit County for Davidson County, Tennessee.

Being also known as: 46 Nickleby Down Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the 17th day of January, 2017.

Lora Stovall Tidwell, Individually

Lora Stovall Tidwell, Personal Representative of the Estate of Lynda Joan Stovall

Lora Stovall Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, in and for the above county and state, personally appeared **Lora Stovall Tidwell,** to me personally known (or proved to me on the basis of satisfactory evidence) and who, being first duly sworn, stated and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 17th day of January, 2017.

Notary Public
My Commission Expires: 3-6-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, in and for the above county and state, personally appeared **Lora Stovall Tidwell, Executrix of the Estate of Lynda Joan Stovall** to me personally known (or proved to me on the basis of satisfactory evidence) and who, being first duly sworn, stated and acknowledged that he executed the within instrument for the purposes therein contained, for and on behalf of herself and the Estate of Lynda Joan Stovall, and in her capacity as Executrix.

Witness my hand and official seal at office, this the 17th day of January, 2017.

Notary Public
My Commission Expires: 3-6-18

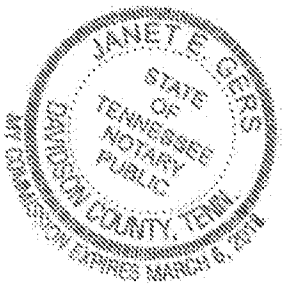


EXHIBIT A
EXCEPTIONS

Taxes for the year 2016, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 555 through 559, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7071, Page 482, as amended in Book 7208, Page 889 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.
Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA of record in Book 7200, Page 824, as amended in Book 7496, Page 162, and Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.

Easement for Jogging Trail of record in Book 11018, Page 985, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 2437, Page 8, Book 2438, Page 376 and Book 8422, Page 766, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7593, Page 488 and Book 7593, Page 511, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

The taxes for 2016 have been prorated at closing and are assumed by Grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

True Copy Certification

I, Cecilia Kendall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cecilia Kendall
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Janet E. Gers, a notary public for this county and state, Cecilia Kendall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet E. Gers
Notary's Signature

My Commission Expires:

3-6-19

