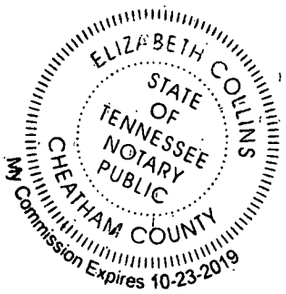
29311-5 Box 14

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$430,001.00**

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2017.

Notary Public

My commission expires: 10/23/19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170016317 DEEDWARR
Recvd: 02/24/17 10:11 2 pgs
Fees:13.00 Taxes:1591.00
20170224-0018522

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen S. Shepherd and Sandra D. Shepherd	**Provident Funding Associates, LP**	**172-14-0-B-226.00co**
1432 Wexford Downs Lane	851 Traeger Ave. #100	
Nashville, TN 37211	San Bruno, CA 94066	

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,

Charles F. Hammer, Jr. and Ashley Carbine Hammer, husband and wife

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

Stephen S. Shepherd and Sandra D. Shepherd, 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. 126, on the Plan of Minor Revision, Winfield Park, Page 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, and 132-133, a Planned Unit Development, of record in Instrument No. 2020080122-0006550, revising Instrument No. 20010313-0024106, 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 Charles F. Hammer, Jr., an unmarried man, and Ashley N. Carbine, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed dated December 27, 2011, from Clyde R. Patterson, unmarried, and Kimberlyn K. Bishop, unmarried, of record in Instrument No. 20111229-0101590, Register's Office for Davidson County, Tennessee.

THE said Charles F. Hammer, Jr. and Ashley N. Carbine n/k/a Ashley Carbine Hammer having Quitclaimed to Charles F. Hammer, Jr. and wife, Ashley Carbine Hammer, as tenants by the entirety, by Quitclaim Deed of record in Instrument No. 20120103-0000057, dated December, 30, 2011, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Instrument No. 20080122-0006550, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of Winfield Park, Section 2, of record in Instrument No. 20001211-0122000, corrected in Instrument No. 20020520-0061426, said Register's Office. (4) By-Laws of Winfield Park Homeowners' Association, Inc. of record in Book 11113, Page 717, Register's Office for Davidson County, Tennessee. (5) Ingress/Egress Easement and Cross Use, of record in Book 5552, Page 857, Register's Office for Davidson County, Tennessee. (6) Easement Agreement of record in Book 11124, Page 852, Register's Office for Davidson County, Tennessee. (7) Easement to BellSouth of record in Book 11628, Page 204, Register's Office for Davidson County, Tennessee. (8) Storm Water Detention Agreement of record in Book 11744, Page 254, said Register's Office. (9) Conveyance of Open Space to Winfield Park Homeowners' Association, Inc., of record in Instrument No. 20020515-0059529, said Register's Office. (10) Certification of Duly Adopted Resolution for Winfield Park Homeowners' Association, Inc., of record in Instrument No. 20160211-0013422, said Register's Office. (11) Taxes for the current year, which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **1432 Wexford Downs Lane, Nashville, TN 37211**

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 **17th** day of **February, 2017.**

Charles F. Hammer, Jr.

Ashley Carbine Hammer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Charles F. Hammer, Jr. and Ashley Carbine Hammer,** 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 **17th** day of **February, 2017.**

Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20