STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8228D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170045903 DEEDWARR
Recvd: 05/31/17 09:41 2 pgs
Fees:13.00 Taxes:765.90
20170531-0053803

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Austin Kent Studebaker and Olivia Studebaker, Husband and Wife (NAME)	PrimeLending, a Plains Capital Company (NAME)	97-2-A-313 CO
1251 Riverbrook Drive (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sarah D. Nason, now Kelley, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Kent Studebaker and Olivia Studebaker, 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. 313 on the plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3C, REVISION ONE, as shown by plat of record in Instrument No. 20130405-0033853, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sarah D. Nason, unmarried from Beazer Homes Corp., a Tennessee Corporation, by Deed dated May 28, 2014, as Instrument No. 20140603-0047782, in the Register's Office for Davidson County, Tennessee.

The said Sarah D. Nason having since married and is now known as Sarah D. Kelley.
Jackie C. Kelley, Jr. joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20080408-0035557, Instrument No. 20110427-0032201, Instrument No. 20130410-0035425, and Instrument No. 20140424-0034615, and in any allied instrument(s) referred to in said restrictions.

3. Stormwater Maintenance Agreement as recorded in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
4. Declaration of Easement as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
5. Stormwater Drainage Easement Agreement as recorded in Instrument No. 20100108-0001965 and Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
6. Stormwater Drainage and Detention Easement Agreement as recorded in Instrument No. 20100108-001966, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer and Pumping Station Easement as recorded in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.
8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1251 Riverbrook Drive, Hermitage, TN 37076.

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. Whenever 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 26th day of May, 2017.

Sarah D. Nason, now Kelley — May 26, 2017 Date

Jackie C. Kelley, Jr. — May 26, 2017 Date

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 Sarah D. Nason, now Kelley, Married, the bargainor(s), 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, this 26th day of May, 2017.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066