WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

O-SP-17-5813

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew L. West and Nicole E. West	**Pinnacle Bank**	
(NAME)	(NAME)	
5813 Petersburg Lane	**150 3rd Avenue South, Suite 900**	**171-08-0C-004.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLLIE D. THORNTON AND VERONICA G. THORNTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW L. WEST AND WIFE, NICOLE E. WEST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Section One, Williamsburg at Brentwood, R40 Residential P.U.D. of record in Plat Book 9700, Page 99, 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 Ollie D. Thornton and Veronica G. Thornton, husband and wife by Warranty deed from Ray F. Clark and/or Marianne Clark, Trustees of the Clark Joint Revocable Living Trust Agreement dated March 1, 2001 of record in Instrument No. 20140908-0082088 Register's Office for Davidson County, Tennessee, dated September 04, 2014 and recorded on September 08, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 99, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the P.U.D. Boundary Plan for Williamsburg at Brentwood of record in Plat Book 9700, Page 76, 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 9931, Page 627 as amended in Book 10301, Page 182 and Book 10640, Page 953 and Frist Supplement filed in Book 10853, Page 518, Register's Office for Davidson County, Tennessee;
- Homeowner's Association Charter of record in Book 9935, Page 41, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 10800, Page 884 and Book 10800, Page 920, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7913, Page 120, Book 8175, Page 792 and Book 8259, Page 206, in the Register's Office for Davidson County, Tennessee;
- Permanent Easement and Right-of-Way for Street purposes and Right-of-Entry for Temporary Construction purposes of record in Book 6590, Page 37, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20140908-0082088 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5813 Petersburg Lane, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20170074382 DEEDWARR
Recvd: 08/25/17 14:00 2 pgs
Fees:13.00 Taxes:1748.25
20170825-0087647

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF AUGUST, 2017.

Ollie D. Thornton

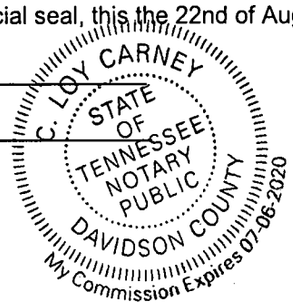
Veronica G. Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLLIE D. THORNTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

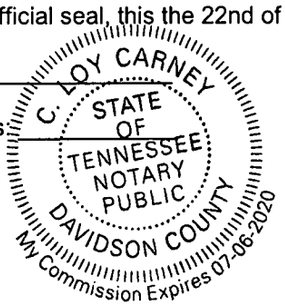


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERONICA G. THORNTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212