WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Y-KW-17-1805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

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)
Johnathon E. Webb and Megynn M. Webb	Same as New Owner	
(NAME) **1805 Shaylin Loop**	(NAME)	**173-5-A-166.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **DAMON V. DIMICK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNATHON E. WEBB AND MEGYNN M. WEBB, HUSBAND AND WIFE,** 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. 166 on the Plan of Barnes Crossing, Phase One, A Planned Unit Development, according to a plat and survey as shown on Exhibit A of Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Damon V. Dimick, an unmarried man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded October 23, 2007 in Instrument No. 20071023-0125165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Boundary Plat of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Easement to Metro Government for Right-of-Way in Instrument No. 20050721-0084791, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20131021-0109630, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1805 Shaylin Loop, Antioch, Tennessee 37013**.

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.

BILL GARRETT, Davidson County
Trans:T20170078441 DEEDWARR
Recvd: 09/07/17 13:24 2 pgs
Fees:13.00 Taxes:647.50
20170907-0092136

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2017.

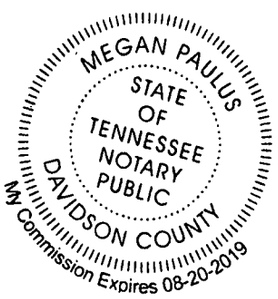
Damon V. Dimick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMON V. DIMICK, 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 1st of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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