THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34089-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2018. Notary Public My Commission Expires:

J ANDERSON
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 16, 2019

WARRANTY DEED

Address New Owner: Ethan Lee, Laura A. Lee 1408 Richland Woods Lane Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 159 06 0 A 003 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Raymer and wife Monica Raymer, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Scott Raymer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan Lee and Laura A. Lee, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1408 Richland Woods Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 68758 DEEDWARR
03/13/2018 02:11:15 PM 3 pgs
Fees: $18.00 Taxes: $6,567.50
20180313-0023764

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2018.

Scott Raymer

Monica Raymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Raymer and Monica Raymer, 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, at office, this 12th day of March, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Richland Woods Subdivision, Cluster Lot Development, as of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott Raymer and Robert Wesley Spining, tenants in common with right of survivorship by deed dated May 15, 2015 from Garry Batson and wife, Lizbeth Renee Batson of record in Instrument No. 20150520-0046774, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 18, 2015 of record in Instrument No. 20151125-0119903, Register's Office for Davidson County, Tennessee, Robert Wesley Spining conveyed his interest in subject property to Scott Raymer.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 159 06 0 A 003 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Richland Woods of record in Instrument No. 20051215-0150673, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Landscape and Amenity Easement of record in Instrument No. 20080508-0047391, Register's Office for Davidson County, Tennessee.
5. Easements granted to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130129-0009235, Instrument No. 20130129-0009236 and Instrument No. 20130313-0025015, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20050526-0059724, Register's Office for Davidson County, Tennessee.