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. 34364-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $505,000.00 Affiant Subscribed and sworn to before me this 23rd day of July, 2018. Notary Public My Commission Expires: 5/5/20

WARRANTY DEED

Address New Owner: Lindsey Anne Wargo Jonathan Bradley Renick 617 Banbury Place Brentwood, TN 37027	**Send Tax Bills To:** SunTrust Mortgage **901 Semmes Ave.** **Richmond, VA 23224**	**Tax Information:** Map and Parcel No.: 172 09 0 A 082 00

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, **Daniel J. Olphie, III, a single man, and Cynthia Olphie, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey Ann Wargo and Jonathan Bradley Renick, both unmarried, as tenants in common with right of survivorship** ("Grantee"), their 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 617 Banbury Place, 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# 119588 DEEDWARR
07/24/2018 10:12:06 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50

20180724-0071985

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of July, 2018.

Daniel J. Olphie, III, by Gerald G. Patterson, his Attorney-in-fact

Cynthia Olphie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Daniel J. Olphie, III, and he is authorized by Daniel J. Olphie, III to execute this instrument on his/her behalf.

Witness my hand, at office, this 23rd day of July, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 23rd day of July, 2018.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Two Banbury Crossing as of record in Plat Book 9700, pages 605 thru 609, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel J. Olphie, III and wife, Cynthia Olphie by deed dated December 30, 1999 from The Jones Company Custom Homes of Tennessee, Inc. of record in Instrument No. 20000103-0000561, as re-recorded in Instrument No. 20000121-0007113, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed February 22, 2017 in Docket No. 16D-1088, Third Circuit Court of Davidson County, Tennessee.

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. 172 09 0 A 082 00.
2. Restrictive covenants contained in an instrument of record in Book 2438, page 460, Book 4148, page 75, Book 4148, page 196, Book 4148, page 247, Book 4148, page 254 Book 4148, page 261, Book 4148, page 264, Book 4148, page 292, and in Book 4693, page 690, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Banbury Crossing of record in Book 10369, page 48, supplemented in Book 10962, page 516, amended in Instrument No. 20030728-0105031, Register's Office for Davidson County, Tennessee.
4. By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 605 thru 609, adoption in Book 10970, page 943, Register's Office for Davidson County, Tennessee.