(2)

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. 34901-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2019. Notary Public My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen C. Sexton Jennifer C. Stone-Sexton 7808 River Fork Drive Nashville, TN 37221	New owner	Map and Parcel No.: 141 15 0 D 235 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, **Ryan D. Schulz and Alesia B. Schulz, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen C. Sexton and Jennifer C. Stone-Sexton, husband and wife,** ("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 7808 River Fork Drive, Nashville, TN 37221.

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.

Karen Johnson Davidson County
Batch# 264373 DEEDWARR
07/31/2019 09:25:46 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190731-0075268

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2019.

Ryan D. Schulz, by Gerald G. Patterson, his Attorney-in-fact

Alesia B. Schulz, by Gerald G. Patterson, her Attorney-in-fact

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 Ryan D. Schulz and Alesia B. Schulz, and he is authorized by Ryan D. Schulz and Alesia B. Schulz to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Phase III-A Sheffield on the Harpeth, as of record in Plat Book 7900, page 332, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan D. Schulz and Alesia B. Schulz, husband and wife, by deed dated August 19, 2016 from George N. Welch and wife, Christy R. Welch, of record in Instrument No. 20160819-0087190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Which have been prorated and assumed by Grantee. Map and Parcel No. 141 15 0 D 235 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Sheffield on the Harpeth of record in Book 7145, page 954, Book 8505, page 598 and Book 8747, page 97, and Book 9313, page 806, Register's Office for Davidson County, Tennessee.
3. By-Laws of Sheffield on the Harpeth, of record in Book 7145, page 964, amended in Book 8146, page 463, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 332, Register's Office for Davidson County, Tennessee.
5. Easement for transmission line of record in Book 4136, page 525 and Book 4279, page 731, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.
7. Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc. recorded in Book 8276, page 238, Register's Office for Davidson County, Tennessee.
8. Easement contained in the Deed of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee.