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. 35263-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 7th day of February, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 356226 DEEDWARR
02/11/2020 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,905.50
20200211-0015297

WARRANTY DEED

Address New Owner: Ridgemont Homes, LLC 3561 Crestridge Drive Nashville, TN 37204	**Send Tax Bills To:** Ridgemont Homes, LLC 1123 Crossroads Blvd, Ste E Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 118 14 0 097 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, **Melinda S. Shoemaker, Janie S. Adams, and Michael Canterbury, Successor Co-Trustees of The James W. Stanton Living Trust U/A/D November 20, 2000**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ridgemont Homes, LLC, a Tennessee limited liability company** ("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 3561 Crestridge Drive, Nashville, TN 37204.

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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-46149

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of February, 2020.

Melinda S. Shoemaker, Successor Co-Trustee

Melinda S. Shoemaker, Successor Co-Trustee of The James W. Stanton Living Trust U/A/D November 20, 2000

Michael Canterbury Successor Co-Trustee

Michael Canterbury, Successor Co-Trustee of The James W. Stanton Living Trust U/A/D November 20, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melinda S. Shoemaker and Michael Canterbury, Successor Co-Trustees of The James W. Stanton Living Trust U/A/D November 20, 2000, 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 7th day of February, 2020.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of February, 2020.

Janie S. Adams, Successor Co-Trustee of The James W. Stanton Living Trust U/A/D November 20, 2000

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janie S. Adams, Successor Co-Trustee of The James W. Stanton Living Trust U/A/D November 20, 2000, 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 7th day of February, 2020.

Notary Public

My Commission Expires: 05/16/2021

Notary Public State of Florida
Adrian Lorenzo
My Commission GG 105301
Expires 05/16/2021

EXHIBIT "A"

Land In Davidson County, Tennessee being Lot No. 18 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 18 fronts 110 feet on the west side of Crestridge Drive and runs back between lines 183.3 feet on the north line and 194 feet on the south line, to a dead line in the rear measuring 110.5 feet thereon.

Being the same property conveyed to James W. Stanton and wife, Carolyn M. Stanton by Quitclaim Deed dated July 6, 2016 from James W. Stanton, Trustee of The James W. Stanton Living Trust dated November 20, 2000 of record in Instrument No. 20160719-0074246, Register's Office for Davidson County, Tennessee. Carolyn M. Stanton having since died on July 31, 2016. By Quitclaim Deed dated August 31, 2016 of record in Instrument No. 20160907-0093634, Register's Office for Davidson County, Tennessee, James W. Stanton conveyed subject property to James W. Stanton, as Trustee of The James W. Stanton Living Trust dated November 20, 2000. James W. Stanton having since died on November 9, 2019. Pursuant to the terms of said Trust Agreement, Melinda S. Shoemaker, Janie S. Adams, and Michael Canterbury are named Successor Co-Trustees.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 118 14 0 097 00.
2. All matters appearing on the Plan of record as Book 1424, page 127, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

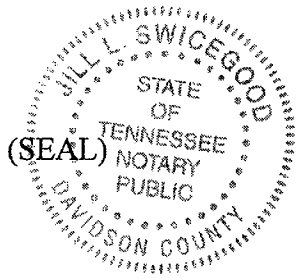
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900