Davidson County DEEDWARR
Recvd: 03/11/05 15:44 2 pg
Fees:13.00 Taxes:370.00

20050311-0027407

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:
Brian Kindred
200 Brittany Park Circle
Antioch, TN 37013

From Information Furnished By
The Parties

Map 162-12-OA Parcel 032

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION 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, the undersigned, **PATRICIA G. LOVE, unmarried and TERRY S. MADDLE**, unmarried, has this day bargained and sold and does hereby transfer and convey unto **BRIAN KINDRED, an unmarried person**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 32, on the Plan of Brittany Park, Phase 1A, of record in Plat Book 9700, page 46, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete and accurate description of said lot.

BEING the same property conveyed to Patricia G. Love, unmarried and Terry S. Maddle, unmarried, by deed from Harold G. Gonyaw, unmarried, dated April 29, 2002, appearing of record in Instrument Number 20020506-0055206, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Restrictions, Covenants and Conditions contained in instrument of record in Book 10016, page 870; and Book 10772, page 988; and Book 11398, page 4; and Instrument Number 20021025-0130771; all matters shown on said plat and survey of record in Plat Book 9700, Page 46; Charter for Homeowners Association of record in Book 10016, page 900; Deed to Homeowners Association for Common Area of record in Book 10021, page 60; Homeowners Association By-Laws of record in Book 10016, page 891; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRIAN N. KINDRED, an unmarried person**, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of March, 2005.

PATRICIA G. LOVE **TERRY S. MADDLE**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **PATRICIA G. LOVE, unmarried and TERRY S. MADDLE, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 7th day of March, 2005.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-16-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 7th day of March, 2005.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 8-16-08