After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN0858

Davidson County DEEDWARR
Recvd: 02/02/06 14:05 2 pgs
Fees:13.00 Taxes:540.20
20060202-0013168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2006.

Notary Public

My Commission Expires: _____

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chan Ly
4313 Chesney Glen Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

87-1-A-47CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric L. Meacham, unmarried and Timothy M. Brown, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Chan Ly, unmarried, and Keith Koch, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 98, on the Plan of Section 1B, Chesney Glen, as shown by plat of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric L. Meacham, unmarried and Timothy M. Brown, unmarried, by Warranty Deed from Christopher S. Nadeau, unmarried and Eric Meacham, unmarried, of record in Instrument No. 200008020076193, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10278, Page 270, Book 10449, Page 215, Book 10449, Page 217 and in Book 10640, Page 944, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 10290, Page 256, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Area to Homeowner's Association of record in Book 10420, Page 356, Register's Office for Davidson County, Tennessee.

Drainage Easement as shown of record in Book 11064, Page 911, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10357, Page 915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4313 Chesney Glen Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of January, 2006.

Eric L. Meacham

Timothy M. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eric L. Meacham and Timothy M. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2006.

Notary Public

My Commission Expires: 11/4/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

251201501