THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25333-04-2006** **Record & Return To:** **Lehman Escrow** **390 Mallory Station Road, Suite 108** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $306,000.00. Affiant Subscribed and sworn to before me this 14th day of July, 2006. Notary Public My Commission Expires: 11/30/09

Davidson County DEEDWARR
Recvd: 07/18/06 11:01 2 pgs
Fees:13.00 Taxes:1132.20
20060718-0086372

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kieran J. Cloonan 1732 Hickory Bark Lane Nashville, TN 37211		Map No.172.14-0A Parcel No. 145.00 CO

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, **Jeff L. Sauvie, Sr. and wife Karen R. Sauvie**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kieran J. Cloonan and Amanda M. Kinard as Joint Tenants With Right of Survivorship** ("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 1732 Hickory Bark Lane, Nashville, TN 37211

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of July, 2006.

Jeff L. Sauvie, Sr.

Karen R. Sauvie

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff L. Sauvie, Sr. and Karen R. Sauvie**, 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 14th day of July, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 20[illegible]

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Three Wexford Downs as of record in Instrument No. 200008100079246, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeff L. Sauvie, Sr., a married man and Karen R. Sauvie, his wife, by deed dated April 9, 2004 from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040421-0045082, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Wexford Downs of record in Book 10292, page 51, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Wexford Downs Homeowners' Association, Inc. of record in Instrument No. 20040311-0028010, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Wexford Downs Homeowners' Association, Inc. of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 200008100079246, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 221, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 10357, page 925, Register's Office for Davidson County, Tennessee.