 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $200,900.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2006. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/31/06 15:13 2 pgs
Fees:13.00 Taxes:743.33
20061031-0135237

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jon Nowell	**American Mortgage Network, Inc., A Delaware Corporation**	**Map\Parcel: 173-9-O-A-233-CO**
7158 Sunnywood Drive	**10421 Wateridge Circle, Suite 250**	
Nashville, Tennessee 37211	**San Diego, CA 92121**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

James M. Kitchen, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Nowell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 174 on the plan of Lenox Village, Phase "E", of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Kitchen, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 7, 2004, of record in Instrument No. 20040611-0069252, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040109-0003952, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, and Instrument No. 20060622-0074677, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.
Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 and Instrument No. 20030923-0140666, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Lenox Village Town Center contained in Instrument No. 20060612-0069716, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7158 Sunnywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 25th day of October, 2006.

James M. Kitchen

*Capprice Kitchen, spouse of James M. Kitchen, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Capprice Kitchen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James M. Kitchen and wife, Capprice Kitchen, the within named sellers, 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, at office, this 25th day of October, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06771-CD**

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212