File No. 70043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane J. Kinnard	Option One Mortgage Corporation	183 05 0A 358.00
(NAME)	(NAME)	
317 Catspaw Court	22630 Davis Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sterling, VA 20164	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/09/07 15:44 2 pgs
Fees:13.00 Taxes:739.63
20070209-0017428

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin J. Gatlin and wife, Jennifer P. Gatlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane J. Kinnard and wife, Sharhonda D. Kinnard, 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. 107 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, of record in Instrument Number 20020916-0112495, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kevin J. Gatlin and Jennifer P. Gatlin, husband and wife, by deed from Lifestyle Home Builders Inc., a Tennessee corporation, dated February 2, 2004 and recorded on February 4, 2004 in Instrument No. 20040204-0013669, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Instrument No. 20020917-0113276 and Instrument No. 20040121-0008040, said Register's Office.

By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, page 267, said Register's Office.

Charter and Articles of Incorporation of October Woods Homeowners' Association, Inc. of record in Book 9840, page 259, said Register's Office.

Open space deed of record in Instrument No. 200004250041127, said Register's Office.

Dedication of Perpetual Easement for Entrance Wall and Landscaping of record in Instrument No. 20050726-0087157, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 317 Catspaw Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 2nd day of February, 2007.

Kevin J. Gatlin

Jennifer P. Gatlin

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Gatlin and wife, Jennifer P. Gatlin, the bargainor(s), 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 and official seal this 2nd day of February, 2007.

Commission expires:

11-22-08

Notary Public

