Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Margaret Hunt McRedmond**
**5655 Kendall Drive**
**Nashville, Tennessee 37209**

**MORTGAGEE:**

Davidson County DEEDWARR
Recvd: 06/26/07 09:14 2 pgs
Fees:13.00 Taxes:1054.50
20070626-0076012

**SEND TAX BILL TO:**
**Owner**

**MAP** **103-6**
**GROUP**
**PARCEL** **99.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert H. Whitley and spouse, Katherine A. Whitley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Margaret Hunt McRedmond, unmarried**, hereinafter called the GRANTEE, her 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. 20 on the Plan of Brookside Courts, Addition No. 2, of record in Plat Book 1835, page 47, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said Lot No. 20 fronts 90 feet on the easterly margin of Kendall Drive and extends back 171.3 feet on the northerly line and 132.1 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

Together with a permanent easement for driveway purposes across a portion of Lot No. 19 as contained in Deed of Easement of record in Book 5157, page 586, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert H. Whitley and spouse, Katherine A. Whitley by deed from Paul K. Pietrow and spouse, Catherine M, Pietrow of record in Instrument no. 20010412-0036101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Real property taxes for 2007 and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 1835, page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for sewer easement along the across lot in which is located a sewer line and manhole, an access easement in southwesterly front corner and, a 10 foot easement for public utilities purposes along the rear and southerly side line of said lot, and a Driveway Easement of record in Book 5157, page 586, said Register's Office

This is **improved** property known as **5655 Kendall Drive, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **22nd** day of **June, 2007.**

**Robert H. Whitley**

**Katherine A. Whitley**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert H. Whitley and Katherine A. Whitley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2007.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~7/19/2008~~ 8-9-09