Davidson County DEEDWARR
Recvd: 10/11/07 15:15 2 pgs
Fees:13.00 Taxes:370.00
20071011-0121196

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00
X Thomas Michael Kavanagh
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2007.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Kavanagh 1001 Woodbury Falls Dr. Nashville, TN 37221	New Owner	**P/O** Map 87 Parcel 50

For and in 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,

Hermitage Developers, Inc., a Tennessee Corporation

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas Michael Kavanagh, a married man

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:

BEING LOT NUMBER 137 ON THE FINAL PLAT OF AARONS CRESS, A CLUSTER LOT DEVELOPMENT, PHASE 1-B, FILED OF RECORD IN INSTRUMENT NUMBER 20070910-0108427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO HERMITAGE DEVELOPERS, INC, A TENNESSEE CORPORATION, BY DEED FROM MADGE SPENCER BARHAM, TRUSTEE U/A/D OCTOBER 14, 2002 OF THE MADGE SPENCER BARHAM REVOCABLE LIVING TRUST AGREEMENT, DATED MAY 27, 2005, OF RECORD IN INSTRUMENT NUMBER 20050606-0064066, SAID REGISTER'S OFFICE, AND BEING PART OF THE SAME PROPERTY CONVEYED TO HERMITAGE DEVELOPERS, INC. BY QUITCLAIM DEED FROM BETTYE KLEIN A/K/A BETTYE KLEIN HOLLAND, DATED MAY 20, 2005, OF RECORD IN INSTRUMENT NUMBER 20050606-0064067, SAID REGISTER'S OFFICE, AND BEING PART OF THE SAME PROPERTY CONVEYED TO HERMITAGE DEVELOPERS, INC., A TENNESSEE CORPORATION BY DEED FROM F. G. WORRELL, DATED APRIL 29, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050510-0052713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20070910-0108427, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Instrument Number 20060131-0012116, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Storm Water Detention Agreement in Instrument Number 20060517-0058051, said Register's Office.
4) Property is subject to Aarons Cress, Phase 1-B, a Cluster Lot Development, Charter of record in Instrument Number 20060131-0012115, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20060131-0012116, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) 2007 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Lot 137 aka 312 Bournemouth Lane or 501 Kemp Drive, Hermitage, TN 37076
(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 my hand(s) this 28th day of September, 2007.

Hermitage Developers, Inc.
James Dwight Holland Pres.
By: James Dwight Holland, President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Dwight Holland with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28 day of September 2007.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076