Davidson County DEEDWARR
Recvd: 10/31/07 10:26 2 pg:
Fees:13.00 Taxes:1058.20
20071031-0128242

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1396

Property Address: 921 Catlow Court, Brentwood, TN 37027

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frederic D. Rine and wife, Sharon G. Rine**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jeremy K. Kennedy,** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Brentwood, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 40 as set forth in the Master Deed and ByLaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the Master Deed of record in Instrument No. 20050914-0110701, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Newmark Homes, L.P., a Texas Limited Partnership, dated September 29, 2006, and recorded October 3, 2006, in the Register of Deeds for the City of Brentwood, County of Davidson, as Document No. 20061003-0122185.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $286,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JK
SK
JR

WITNESS Grantors' hands this 30th day of October, 2007.

Frederic D. Rine by Sharon G. Rine {Seal}
Frederic D. Rine attorney in fact

Sharon G. Rine {Seal}
Sharon G. Rine

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

On this the 30th day of October, 2007, before me the undersigned officer, personally appeared Frederic D. Rine and Sharon G. Rine, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:
Grantee's Name, Address, Phone:
Jeremy K. Kennedy
921 Catlow Court
Brentwood, TN 37027

Map and Parcel No. 171-04-0C-040.00

SEND TAX STATEMENTS TO:
Jeremy Kennedy
921 Catlow Court
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $286,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Jeremy Kennedy

Subscribed and sworn to before me this 31 day of October, 2007.

Notary Public
My Commission expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds