27-1-434

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $377,000.00

Cynthia Ann Hore
Affiant

Subscribed and sworn to before me, this 6 day of November 2007.

Notary Public
My commission expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

Davidson County DEEDWARR
Recvd: 11/13/07 13:48 2 pgs
Fees:13.00 Taxes:1394.90
20071113-0133033

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Joseph C. Kindoll<br>1065 Beech Tree LN<br>Brentwood TN 37027 | Regions Bank<br>d/b/a Regions Mortgage<br>2050 Pkwy Office Cr.<br>Birmingham, AL 35244 | 171-08-0A-077.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Earl D. Galloway and wife, Mildred S. Galloway hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph C. Kindoll and wife, Kristen A.C. Kindoll hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 77 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl D. Galloway and wife, Mildred S. Galloway, by deed dated 06/05/2000, from Rebecca I. Simmons, unmarried, of record in Instrument No. 20000608-0057264, in the Register's Ofiice for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 6900, page 950. 3) Restrictive Covenants of record in Book 7430, page 784, amended in Book 7565, page 57; Book 7824, page 254; 7897, page 576; and 8313, page 932. 4) Declaration of Covenants Conditions Restrictions and By-Laws of record in Book 7637, page 925. 5) By-Laws of record in Book10775, page 37. 6) Detention Agreement of record in Book 7350, page 137. 7) Charter for Cottonport Plantation Homeowners Association of record in Book 7621, page 600 and in Book 7981, page 971. 8) Any and all easements and restrictions showing and not showing of record.

This property is improved property known as 1065 Beech Tree LN, Brentwood, Tennessee 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 this 6th day of November, 2007.

Earl D. Galloway

Mildred S. Galloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl D. Galloway and Mildred S. Galloway, 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 at Brentwood, Tennessee, this 6th day of November, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1753

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY