THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27280-12-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,700.00. Affiant Subscribed and sworn to before me this 28th day of December, 2007. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Jason S. Grant, Unmarried Michael McKnight, Unmarried 473 Huntington Ridge Drive Nashville, TN 37211	**Send Tax Bills To:** Fifth Third Mortgage Co P.O. Box 170 Cincinnati, OH 45263-0170	**Tax Information:** Map and Parcel No.: 161110A096.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy McMurray, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason S. Grant, Unmarried and Michael McKnight, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 473 Huntington Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of December, 2007.

Kathy McMurray

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathy McMurray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 01/07/08 15:05 2 pgs
Fees:13.00 Taxes:576.09

20080107-0001959

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Revision One, Huntington Ridge Townhouses as of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kathy McMurray by deed dated November 27, 2002 from Stanley Carmell and spouse, Helen L. Carmell of record in Instrument No. 20021204-0149579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 687, amended in Book 4889, page 905, and in Book 5394, page 243, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, page 682, amended in Book 4890, page 84, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4675, page 9, revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 9732, page 551, Book 9775, page 308, and in Book 11345, page 59, Register's Office for Davidson County, Tennessee.