Davidson County DEEDWARR
Recvd: 06/03/08 13:06 2 pgs
Fees:13.00 Taxes:3422.50
20080603-0056538

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(_gj___) Title No: 49379
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Daniels 1112 Radnor Glen Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 15902007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John E. Kuhn and spouse, Janet L. Kuhn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Daniels** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of High Ridge Subdivision Phase One of record in Plat Book 11700, page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Kuhn and Janet L. Kuhn, husband and wife, by Warranty Deed from W. Hugh Nelson and wife, Janice G. Nelson dated August 15, 2003 and recorded on August 25, 2003, of record in Doc. No. 20030825-0123222, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11700, Page 57, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulations and a 20 foot easement for public utility and drainage purposes along the front line(s) of said lot and a 10 foot easement for public utility and drainage purposes along the rear and each side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 11741, page 713, Doc. No. 200406240075401, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenant for Mother-in-Law Apartment to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20030828-0125208, said Register's Office.

This is improved property, known as: 1112 Radnor Glen Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2008.

John E. Kuhn

Janet L. Kuhn

State of TENNESSEE
County of DAVIDSON

On this 2nd day of June, 2008 , before me the undersigned authority, personally appeared John E. Kuhn and Janet L. Kuhn , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $925,000.00

Affiant

Sworn and subscribed before me this the 2nd day of June, 2008

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.