Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20080829-0088707

THIS INSTRUMENT PREPARED BY:
Carolyn W. Schott, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
A Professional Corporation
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

FROM: **Robert Daniels** (GRANTOR)

TO: **Deena H. Daniels** (GRANTEE)

ADDRESS NEW OWNER:
Mr. and Mrs. Robert Daniels
1112 Radnor Glen Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

Same

MAP & PARCEL:
Map and Parcel Number:
15902007600

WARRRANTY DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, **Robert Daniels**, hereinafter the Grantor, being vested with fee simple title to the hereinafter described real estate, and desiring to vest such title thereto in my wife, **Deena H. Daniels**, the Grantee and myself, as Tenants by the Entirety under the provisions of Section 66-1-109 of the Tennessee Code Annotated, do hereby grant, transfer and convey unto the Grantee such right, title and interest as is required to vest title in my wife and me as Tenants by the Entirety in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 Robert Daniels by Warranty Deed from John E. Kuhn and wife, Janet L. Kuhn, of record at Instrument No. 20080603-0056538, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1112 Radnor Glen Drive, Brentwood, Tennessee 37027. The above description is the same as in the previous deed.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. 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 casement 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.

3. 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.

4. 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.

5. All matters created, suffered, assumed, accepted or agreed to by the Grantor during his ownership of the above-described property.

TO HAVE AND TO HOLD the aforesaid right, title and interest in the above described real estate unto the Grantee, so as to vest the entire fee simple title thereto in myself and my wife, the Grantee, as Tenants by the Entirety, and unto our heirs and assigns, forever in fee simple.

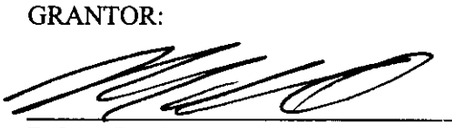
The Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the above-described property in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

The Grantor does further covenant and bind the Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the above-described property to the Grantee, our heirs, successors, and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

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

IN WITNESS WHEREOF, the Grantor has hereunder set his hand this 28th day of August, 2008.

GRANTOR:



Robert Daniels

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Robert L. Daniels, a Notary Public in and for said State and County duly commissioned and qualified, **Robert Daniels** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of August, 2008.

My Commission Expires MAR. 7, 2011

Notary Public

My Commission Expires:_____

TERESA MILBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOATED, SECTION 67-4-409(a)(5).