Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael McBride	New Owner	Parcel ID:
6104 Hagars Grove Pass		0098100A04300CO
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael G. Kotula and wife, Christie Kotula, f/k/a Christie Owens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael McBride

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 26, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael G. Kotula and Christie Owens by deed from Frank Batson Homes, Inc., of record in Instrument 20070124-0009693, dated December 20, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20040603-0065607, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20050708-0079562; and (3) Sanitary Sewer Easement of record in Instrument 20030827-0124254, said Register's Office.

Christie M. Kotula,
Christie Kotula and Christie Owens being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6104 Hagars Grove Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 24th day of October, 2008.

Michael G. Kotula

Christie M. Kotula
Christie Kotula

Davidson County DEEDWARR
Recvd: 10/30/08 13:27 2 pgs
Fees:13.00 Taxes:1080.40
20081030-0108377

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Kotula and Christie Kotula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 24th day of October, 2008.

My Commission Expires: March 18, 2012 Jamie Fincher
Notary Public

