(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/08 10:39 3 pgs
Fees:18.00 Taxes:758.50
20081210-0119094

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

mail to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Kenney	Same as New owner	126.16-OA-552.00 CO
(NAME)	(NAME)	
7709 Riverview Bend Drive		
(ADDRESS)	(ADDRESS)	2008-0535
Nashville, TN37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dana Watkins (fka Dana Cagle), unmarried and Phillip Cagle, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Kenney and Loulie G. Kenney, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 344 on the Final Plat of Riverwalk, Phase 3-C, as shown by plan appearing of record in Instrument No. 20050706-0077607, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Cagle and wife, Dana Cagle, by warranty deed of The Craig Company of record in Instrument No. 20070618-0072772, said Register's Office, dated 06/18/07.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Restrictive covenants of record in Instrument No. 20011105-0121083, Instrument No 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, said Register's Office. Additional Amendments of record in Instrument No. 20050308002501, 200603200031638, 200611030136691, 200612140154502, said Register's Office. Bylaws of record in Instrument No. 20011105-0121083, said Register's Office. Charter of HOA of record in Instrument No. 20020425-0051371, said Register's Office. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office. Plan of record in Instrument No. 20050707-0077607, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.

This property, known as 7709 Riverview Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5TH DAY OF DECEMBER, 2008.

Dana Watkins (fka Dana Cagle)

Phillip Cagle

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Watkins (fka Dana Cagle) with whom I am personally acquainted (or provided 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, this the _____ day of _____, 2008.

Notary Public

My Commission Expires: _____

(SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Cagle, with whom I am personally acquainted (or 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 and official seal, this the 5th day of December, 2008.

Notary Public My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my/our hand(s) this 5TH DAY OF DECEMBER, 2008.

Dana Watkins

Dana Watkins (fka Dana Cagle)

_____

Phillip Cagle

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Watkins (fka Dana Cagle) with whom I am personally acquainted (or provided 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, this the 5th day of December, 2008.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires: **May 27, 2009**

(SEAL)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Cagle, with whom I am personally acquainted (or 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 and official seal, this the _____ day of _____, 2008.

Notary Public My Commission Expires: _____.