Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090073200 DEEDWARR
Recvd: 10/28/09 10:30 2 pgs
Fees: 13.00 Taxes: 499.50

20091028-0099431

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: January 1, 2011
(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Jack N. Kinle, III	Magna Bank	Parcel ID:
7076 South Hampton Drive	P.O. Box 17257	151100A23200CO
Antioch, TN 37013	Memphis, TN 38187	

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

Raymond C. Garrett, unmarried,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jack N. Kinle, III, an unmarried man
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. 81, on the Plan of Villages of Long Hunter P.U.D., Phase 3, of record in Instrument 20030707-0093205, (erroneously shown as Instr. 200207070093205 on prior deed) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Raymond C. Garrett, by deed from Edward Thomas, Jr. of record in Instrument 20040803-0092853, Register's Office for said County.

This conveyance is subject to: (1) All matters appearing on the plan of record in Instrument 20030707-0093205, said Register's Office; (2) Storm Water Detention Agreement of record in Instr. 20020912-0111084; and Instr. 20021009-0123120, said Register's Office; (3) Sanitary Sewer Easement of record in Instr. 200001030-0107415, said Register's Office; (4) PUD Boundary in Instr. 20000207-0012630, said Register's Office; (5) Charter for Homeowner's Assoc. of record in Instr. 20010531-0056381, said Register's Office; (6) Easement for Water Main of record in Book 8358, page 91; and Book 8197, page 288, said Register's Office; (7) Grant of Easement of record in Instr. 20000906-0088271 and Instr. 20000906-0088272, said Register's Office; (8) Easement to Tenn. Telephone Co. of record in Book 9661, page 919, said Register's Office; (9) TVA Line Easements of record in Book 2338, page 406; Book 4446, page 423 and Book 4535, page 351, said Register's Office; and (10) Ingress and Egress Easement to Cemetary of record in Book 1115, page 302; and Book 1101, page 457, said Register's Office; and (10) Restrictive Covenants and By-Laws of record in Instr. 20010531-0056382, Instr. 20031111-0164945; and Instr. 20041022-0127537, said Register's Office.

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 s Improved (X) property, known as 7076 South Hampton Drive, Antioch, TN 37013

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 hand this 27th day of October, 2009.

Raymond C. Garrett
Raymond C. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond C. Garrett, 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 27th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

