Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$166,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2009.

Notary Public

My commission expires:_____

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 26, 2013

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:14 2 pgs
Fees:13.00 Taxes:616.05
20091103-0101501

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lamar B. Sentell **Kara-Jayne Sentell**	**New Owners**	**Map/Parcel 172-08-0-B-074.00CO**
1721 Champions Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Tracy Cribb, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lamar B. Sentell and Kara-Jayne Sentell , 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. 74 on the Plan of Bridle Downs, Phase Two, of record in Plat book 7900, page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melvin Keith Cribb and wife, Joy B. Cribb, by Warranty Deed, from Larry C. Vaughn and wife, Christie L. Vaughn, of record in Instrument No. 20011226-0141728, Dated December 14, 2001. Melvin Keith Cribb and wife, Joy B. Cribb, conveyed their interest in said property by Quitclaim Deed, to Tracy Cribb McAninch, of record in Instrument No. 20020219-0021036, Dated February 14, 2002, Register's Office for Davidson County, Tennessee.

The said Tracy Cribb McAninch, is now known as Tracy Cribb.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 241, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7448, page 772, Book 8814, page 631, Book 9818, page 68 and Book 9873, page 497, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8814, page 604, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to Home Owners Association of record in Book 8838, page 983, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Book 7797, page 477 and Book 7797, page 485, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 8814, page 639, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 1721 Champions Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 22nd day of October, 2009.

Tracy Cribb

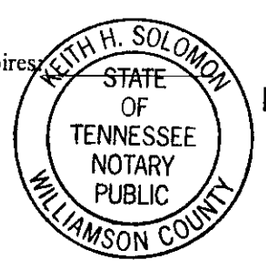
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Tracy Cribb, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2009.

Notary Public

My Commission Expires:



My Commission Expires May 26, 2013

File #: **09059-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027