BILL GARRETT, Davidson County
Trans:T20090080242 DEEDWARR
Recvd: 11/25/09 14:07 2 pgs
Fees:13.00 Taxes:457.68
20091125-0108623

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Johnnie Ricketts
1517 Lincoya Bay Drive
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 109-05-0-D
PARCEL 004.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joseph Kenney and wife, Holly Ricketts,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Johnnie Ricketts,** 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 Unit No. 1517 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Joseph Kenney and Holly Ricketts, husband and wife by deed from 70 South Associates, LLC, a Tennessee limited liability company, dated April 27, 2005 and filed of record in Instrument No. 20050510-0052648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend of record in Instrument No. 20040628-0076712; Supplementary to Declaration of record in Instrument No. 20041028-0129585; Second Supplementary to Declaration of record in Instrument No. 20050923-0114373; Charter for Cottages at Williams Bend Townhouses Corporation of record in Instrument No. 20060314-0028980; Quitclaim Deed of record in Instrument No. 20061229-0161140; Easement of record in Book 5406, Page 470; Easement Agreement of record in Book 6185, Page 216; First Amendment to Easement Agreement of record in Book 20000331-0032369; Agreement for Dedication of Easement for Sanitary Sewers an/or Storm Drainage of record in Book 7121, Page 169; Easement Agreement of record in Book 7498, Page 726; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20040628-0076712, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1517 Lincoya Bay Drive Nashville, TN 37214.**

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 20th day of November, 2009.

Joseph Kenney

Holly Ricketts

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Kenney and Holly Ricketts, the bargainor(s) 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 this 20th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $123,696.00.

AFFIANT

Subscribed and sworn to before me this 20th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 1-2-12