THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

Davidson County DEEDWARR
Recvd: 02/01/10 14:20 2 pgs
Fees:13.00 Taxes:1073.00
20100201-0007999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 172-09-0-A-191.00

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Crystal McKee
Affiant

Subscribed and sworn to before me this the 29th day of January, 2010.

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Crystal McKee
1112 Banbury Lane
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, an unmarried man** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **CRYSTAL MCKEE, an unmarried woman** (hereinafter "Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in DAVIDSON County, Tennessee, being Lot No. 187 on the Plan of Section Five A, Banbury Crossing (a Planned Unit Development) of record in Instrument Number 20020830-0105357, in the Register's Office for DAVIDSON County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul E. Cook, a single person, by Warranty Deed from The Jones Company of Tennessee, LLC of record in Instrument No. 20040629-0077349, Register's Office for Davidson County, Tennessee, dated June 28, 2004.

BEING improved property known as 1112 Banbury Lane, Brentwood, TN, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 172-09-0-A-191.00.

2. Subject to all matters shown on the Plan of record as Instrument Number 20020830-0105357, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Banbury Crossing of record in Book 10369, Page 48, supplemented in Book 10962, page 516, supplemented in Book 11218, page 180 and supplemented in Instrument No. 20010523-0053234 and as amended in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Instrument Number 20020610-0070239, said Register's Office.

5. Charter of record in Book 11187, Page 575, said Register's Office.

6. Stormwater Detention Agreement of record in Instrument No. 20000911-0004044, said Register's Office.

Grantor further covenants and binds himself, his heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 29th day of January, 2010.

Paul Cook

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook, grantor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of January, 2010.

My Commission Expires: 11/7/2011

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Amy N. Hankins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document Executed and authenticated according to law.

Amy N. Hankins

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy N. Hankins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011