Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,200.00

X Judith A Kavanaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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:
Katie E. Hellams	W.R. Starkey Mortgage, L.L.P.	Parcel ID:
4905 John Hager Road	5055 Westpark Blvd.; #300	097160A01800
Hermitage, TN 37076	Plano, TX 75093	

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 acknowledged, we

Judith A. Kavanaugh f/k/a Judith A. Talmage and husband, Steve Kavanaugh

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Katie E. Hellams and Adam P. Scott

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. 73, on the Plan of First Revision, The Peninsula, Phase One, a Planned Residential Development, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Judith A. Talmage, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 10540, Page 630, said Register's Office. The said Judith A. Talmage is now known as Judith A. Kavanaugh.

This conveyance is subject to Restrictions and By-Laws of record in Book 9564, Page 693 and amended in Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39 and amended in Book 11181, Page 371; Instrument 20000822-0083193; and Instrument 20030313-0033780, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8, said Register's Office; (3) PUD Boundary of record in Plat Book 7900, Page 854, said Register's Office.

The said Steve Kavanaugh joins in this conveyance to convey any and all marital interest he may have in said property.

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 is Improved (X) property, known as 4905 John Hager Road, Hermitage, TN 37076

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 and 30th day of April, 2010.

Judith A Kavanaugh
Judith A. Kavanaugh

Steve Kavanaugh
Steve Kavanaugh

BILL GARRETT, Davidson County
Trans: T20100027396 DEEDWARR
Recvd: 05/07/10 08:39 2 pgs
Fees: 13.00 Taxes: 796.24

20100507-0034871

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 Steve Kavanaugh, 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 at Nashville, Tennessee, this 27th day of April, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Judith A. Kavanaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.