This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Robert Bruce McIntosh
472 Old Towne Dr.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP 160-16
GROUP C
PARCEL 51.00

BILL GARRETT, Davidson County
Trans:T20110016223 DEEDWARR
Recvd: 03/18/11 14:30 3 pgs
Fees:18.00 Taxes:784.40
20110318-0021474

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrea Hyde Cleeton, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Robert Bruce McIntosh**, hereinafter called the GRANTEE, his 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. 51 on the Plan of The Terraces of Brentwood Chase (a revision of Old Towne at Brentwood Chase), of record in Inst. No. 20001103-0109137, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Andrea L. Hyde, unmarried by deed from National Residential Nominee Services, Inc. of record in Instrument no. 20051028-0130180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **472 Old Towne Dr., Brentwood, Tennessee 37027.**

*Daniel Cleeton, spouse of Andrea Hyde Cleeton, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **15th** day of **March, 2011.**

Andrea Hyde Cleeton by John Hyde as Attorney in fact

Andrea Hyde Cleeton, by John Hyde, as attorney-in-fact

Daniel Cleeton by John Hyde as Attorney in fact

Daniel Cleeton, by John Hyde, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Hyde**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Andrea Hyde Cleeton and Daniel Cleeton, the bargainors, and as attorney in fact he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of March, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $212,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012