WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025339 DEEDWARR
Recvd: 04/29/11 12:01 2 pgs
Fees:13.00 Taxes:1276.50
20110429-0032898

This Instrument Prepared by:

Kate McKenney, Esq.
6730 Pennywell Drive
Nashville TN 37205

Address New Owner as follows:
Kathleen K. McKenney
3605 Meadowbrook Ave.
Nashville, TN 37205

Send Tax Bills to:
Kathleen K. McKenney
3605 Meadowbrook Ave.
Nashville, TN 37205

Map Parcel numbers:
Map 104-5
Parcel 275
FB# *26W-00305

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, **DAVID M. METCALF**HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **KATHLEEN K. MCKENNEY**, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS, 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. 452 ON THE PLAN OF Richland Realty Co.'s. Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 452 fronts 60 feet on the southwesterly margin of Meadowbrook Avenue and extends back 281.7 feet on the northwesterly line and 261.5 feet on the southeasterly line to a dead line to a 15 foot alley in the rear, measuring 62.5 feet thereon

Being the same property conveyed to Karl S. Davidson by deed from Third National Bank, Trustee, of record in Book4842, page 710, recorded in Book 10329, page 840, said Register's Office;

Thereafter conveyed to David M. Metcalf, unmarried, by Karl S. Davidson (and joined by Ina Katherine Warren, wife of Karl S. Davidson) by deed of record in Book 11058, page 544, said Register's Office.

This conveyance is made subject to: (1) 2011 Taxes, which have been prorated and assumed by the Grantee; (2)and any and all existing restrictions and easements of record..

This is improved property known as 3605 Meadowbrook Avenue, Nashville, Tennessee 37205.

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 successors, heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs, successors, 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.

In witness whereof, the GRANTOR has hereunto set his hands on this 29th of April, 2011.

DAVID M. METCALF

State of Tennessee
County of Davidson

Personally appeared before me Jami L Carr, a Notary Public in and for said County and State, the within named David M. Metcalf, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April 2011.

My commission expires 7-20-2013

Jami L Carr
Notary Public

JAMI L. CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for the transfer is $ 345,000.00

Kathleen K. McKenney

AFFIANT: Kathleen K. McKenney

SUBSCRIBED AND SWORN TO BEFORE ME, This the 29th day of April, 2011.

MY COMMISSION EXPIRES 7-20-2013

Jami L Carr
Notary Public

(AFFIX SEAL)

JAMI L. CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

PLEASE RETURN TO:

Kathleen K. McKenney
3605 Meadowbrook Avenue
Nashville TN 37205