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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080897**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2011. Notary Public My Commission Expires: 1/9/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20110051796 DEEDWARR
Recvd: 08/23/11 10:13 2 pgs
Fees:13.00 Taxes:1191.40
20110823-0065046

WARRANTY DEED

Address New Owner: James D. Kennedy Jr. and Amber B. Kennedy 1201 Banbury Row Brentwood TN 37027	Send Tax Bills To: Waterstone Mortgage Corp. 1133 Quail Court Pewaukee, WI 53072	Tax Information: Tax Parcel ID No. 172-09-0A-170.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Duncan Borders and Ashley Borders, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James D. Kennedy Jr. and Amber B. Kennedy, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 166, BANBURY CROSSING, SECTION 5A, as shown on plat of record in Instrument No. 20020830-0105357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Duncan Borders and Ashley Borders, husband and wife by Warranty Deed from Tracy G. McGlocklin, unmarried, recorded on the 30th day of December, 2004 in Instrument No. 20041230-0155024, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANBURY CROSSING, SECTION 5A, as recorded in Instrument No. 20020830-0105357.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843, Book 10369, Page 48, Book 10962, Page 516 and Instrument Nos. 20030728-0105031 and 20051020-0126681.

Terms and provisions of by-Laws recorded in Instrument No. 20020610-0070239.

Charter of Banbury Crossing Homeowners Association, Inc. recorded in Book 11187, Page 575.

Storm Water Detention Agreement recorded at Instrument No. 20000111-0004044.

This is improved property located at 1201 Banbury Row Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2011.

Duncan Borders

Ashley Borders

One and the same as R. Duncan Borders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Duncan Borders and Ashley Borders, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014