THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091074** BILL GARRETT, Davidson County Trans:T20110070171 DEEDWARR Recvd: 11/07/11 12:51 2 pgs Fees:13.00 Taxes:1239.50 20111107-0086896	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2011. Notary Public My Commission Expires STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Kurt F. Dittrich 1004 Cherry Blossum Ct Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-6H-43.00CO

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, **William C. McDaniel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurt F. Dittrich**, ("Grantees"), its 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 No. 47 on the Final Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, said Register's office, to which reference is hereby made for a more complete description.

Being the same property conveyed to William C. McDaniel, an unmarried man by Special Warranty Deed from Prudential Relocation, Inc., recorded on the 2nd day of May, 2007 in Instrument No. 20070502-0052674, in the Register's Office of Davidson County, Tennessee.

Subject property is not the martial principal residence of Grantor.

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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAN OF VILLAGE OF CHERRY GLEN, PHASE 3, as recorded in Plat Book 9700, Page(s) 451.

Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 and Book 9882, Page 739, amended in Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252.

By-Laws recorded at Instrument Nos. 20000204-0011736 and 20000324-0030195.

Charter recorded in Book 9983, Page 930.

This is improved property located at 1004 Cherry Blossum Ct Nashville TN 37215

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 31st day of October, 2011.

William C. McDaniel
By WC, Attorney in Fact

William C. McDaniel
By Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for William C. McDaniel, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of October, 2011.

Ember Dunn
Notary Public

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 9, 2014