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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 11121697**<br><br>BILL GARRETT, Davidson County<br>Trans:T20120004102 DEEDWARR<br>Recvd: 01/18/12 10:49 2 pgs<br>Fees:13.00 Taxes:936.10<br>20120118-0004847 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $253,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of January, 2012.<br><br>Notary Public<br>My Commission Expires: 12-28-13<br><br>LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN |

## WARRANTY DEED

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| Address New Owner:<br>Brian McCann and Christine McCann<br>148 Sequoyah Lane<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>155100A07600CO |

**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, **Peggy J. Self and Harry Hollis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian T. McCann and Christine R. McCann, husband and wife**, ("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 29, PLAN OF MCCRORY TRACE ESTATES, as shown on plat of record in Plat Book 6900, Pages 720-723, as corrected by Surveyor's Correction of Plat recorded in Book 7825, Page 429, 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 Peggy J. Self and husband, Harry Hollis by Warranty Deed from Deborah A. Shields and husband, Richard L. Shields, recorded on the 22nd day of July, 2004 in Instrument No. 20040722-0087935, 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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page(s) 720 thru 723, with Surveyor's Correction recorded in Book 7825, Page 429.

Covenants, Conditions and Restrictions recorded in Book 7241, Page 597, amended in Book 7576, Page 846.

Terms and provisions of by-Laws recorded in Book 7576, Page 831.

Charter of Homeowners Association recorded in Book 7576, Page 821.

Conveyance of Common Area recorded in Book 7820, Page 342 as refiled in Book 8013, Page 698.

This is improved property located at 148 Sequoyah Lane Nashville TN 37221

**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 13th day of January, 2012.

Peggy J. Self

Harry Hollis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy J. Self and Harry Hollis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014