BILL GARRETT, Davidson County
Trans:T20120014039 DEEDWARR
Recvd: 02/27/12 12:51 2 pgs
Fees:13.00 Taxes:534.06
20120227-0016707

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11904

Send Tax Bills To:
First Federal Bank
601 Hwy 46 S
Dickson, TN 37055

New Owner is:
Kolby R. Kreidel
3604 Coles Branch Drive
Antioch, TN 37013

MAP: 173-16-0A-063.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Craig A. McDaniel, an unmarried man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kolby R. Kreidel , married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3604 Coles Branch Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument Number 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Craig A. McDaniel, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, dated 7/23/04 and recorded 8/3/04 in Instrument Number 20040803-0092973, Register's Office for Davidson County, Tennessee.

CMS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of February, 2012.

GRANTOR(S):

CRAIG A. MCDANIEL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Craig A. McDaniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of February, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is **$144,341.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of February, 2012.

NOTARY PUBLIC
My commission expires: 2-25-2015

KAREN S. RAINEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Comm. Expires 02-25-2015