Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30586
(Davidson County File Box 9-B)

39-B
File #12-1161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin R. O'Neill and wife, Leigh Ann Lauth**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luke T. Chatburn and wife, Jennifer A. Chatburn**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, 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 Kevin R. O'Neill and wife, Leigh Ann Lauth by Warranty Deed from Cherokee Crossing Partnership, a Tennessee Partnership dated 5/31/07 of record in Inst. No. 20070604-0066129, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 271 Cherokee Station Drive, Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2012.

Kevin R. O'Neill

Leigh Ann Lauth

BILL GARRETT, Davidson County
Trans:T20120045049 DEEDWARR
Recvd: 06/19/12 08:58 2 pgs
Fees:13.00 Taxes:2467.90
20120619-0053488

State of Tennessee)
County of Davidson)

On this 15th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin R. O'Neill and Leigh Ann Lauth, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH A. DAVIDSON NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 667,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2012.

Notary Public

My Commission Expires: _____

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Luke T. Chatburn	NEW OWNER	103-8-D-28CO
271 Cherokee Station Drive		
Nashville, TN 37209		