THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30660-06-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Kristina J. Williams 7417 Stecoah Street Antioch, TN 37013	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 181 030 A 24200 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, **Katherine D. Smith Darling**, married,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristina J. Williams, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7417 Stecoah Street, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Chad M. Darling, spouse of Katherine D. Smith Darling joins in the execution of this instrument to convey any interest he may have in subject property by virtue of his marriage to the said Katherine D. Smith Darling.

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 the 26th day of June, 2012.

Katherine D. Smith Darling

Chad M. Darling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katherine D. Smith Darling and Chad M. Darling**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120048227 DEEDWARR
Recvd: 06/29/12 15:09 2 pgs
Fees:13.00 Taxes:777.00

20120629-0057463

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One of Phase One, Addition to Indian Creek, as of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine D. Smith, unmarried, by deed dated March 15, 2007, from H & J Builders, Inc., Tennessee corporation, of record in Instrument No. 20070315-0031643, Register's Office for Davidson County, Tennessee. Katherine D. Smith having since married and now being known as Katherine D. Smith Darling.

This conveyance is made subject to:

1. Taxes for the year 2012, a lien, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 10752, page 553, amended in Book 11491, page 587; Book 11708, page 575, Instrument No. 20000727-0074152; Instrument No. 20030509-0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790; and Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee.
3. By-Laws of Indian Creek Estates Homeowners' Association, of record in Book 11033, page 509, amended in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Indian Creek Homeowners' Association of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Indian Creek Homeowners' Assocation of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 391, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.