THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Ste 203A** **Nashville, Tennessee 37215** **CRT File No. 12040711** BILL GARRETT, Davidson County Trans:T20120049124 DEEDWARR Recvd: 07/03/12 13:28 2 pgs Fees:13.00 Taxes:551.30 20120703-0058564	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$149,000.00~~. Affiant Subscribed and sworn to before me, this27th day of June, 2012. Notary Public My Commission Expires: 4-9-14 PHYLLIS D. SWENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Kenneth W. McDonald 5728 Murphywood Crossing Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16413016100

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, **Bridgette Hornbeck, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Wayne McDonald and Barbara L. McDonald, husband and wife** , ("Grantees"), his 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 151, PLAN OF ASHEFORD CROSSING, SECTION THREE, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 545, 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 Bridgette Hornbeck, a single woman by Warranty Deed from Ram Wissel and Gwendolyn Wissel, husband and wife, recorded on the 20th day of June, 2008 in Instrument No. 20080620-0063718, 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 SECTION THREE, ASHEFORD CROSSING, as recorded in Plat Book 9700, Page(s) 545.

Covenants, Conditions and Restrictions recorded in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97 and any further applicable amendments thereto.

Terms and provisions of by-Laws of Asheford Crossing recorded in Book 9651, Page 925.

Charter of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 895.

This is improved property located at 5728 Murphywood Crossing Antioch TN 37013.

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 27th day of June, 2012.

Bridgette Hornbeck by Josh Anderson, Attorney in fact

Bridgette Hornbeck by Josh Anderson, her 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, **Josh Anderson,** 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 Bridgette Hornback,** 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 27th day of June, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014