BILL GARRETT, Davidson County
Trans:T20120054820 DEEDWARR
Recvd: 07/26/12 09:03 2 pgs
Fees:13.00 Taxes:555.00

20120726-0065639

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$150,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012.

Carol A. Clawson
Notary Public

My commission expires: 3-17-14

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glenn W. Kraft and Andrea G. Kraft	**New Owner**	**Map\Parcel: 173-16A-060.00CO**
3133 Hidden Creek Drive		
Cane Ridge, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cody L. O'Doherty and Peter O'Doherty, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glenn Kraft and Andrea Kraft , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2, AND PHASE 3, SECTION 1, a Planned Unit Development, as shown of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Being the same property conveyed to Cody L. O'Doherty, married by Deed from LeeAnne K. Lackey and husband, Russell A. Lackey of record in Instrument No. 20100414-0028092, Register's Office for Davidson County, Tennessee, dated April 12, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 3133 Hidden Creek Drive Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 13th day of July, 2012.

Cody L. O'Doherty

Peter O'Doherty

STATE OF MICHIGAN
COUNTY OF Kent

Personally appeared before me, a Notary Public of said County and State, Cody L. O'Doherty and Peter O'Doherty the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

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

Rita M Lundstrom
Notary Public

My Commission Expires: 12/2013

File #: **120127KS**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

RITA M. LUNDSTROM NOTARY PUBLIC KENT COUNTY, MICHIGAN