WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

R-VRES-12-1804

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kearney	SAME	
1804 Lakehurst Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-10-0-277.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KYLE J. MCPHEE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL KEARNEY AND SHANNON KEARNEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, IN THE 11TH CIVIL DISTRICT, BEING PART OF THE 10-1/2 ACRE TRACT AS SHOWN ON THE PLAT OF RICHARDSON PLACE, OF RECORD IN PLAT BOOK 547, PAGE 135, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY BY ERIC DRAKE, COUNTY SURVEYOR, OCTOBER 1, 1936, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF LAKEHURST DRIVE AT A POINT 230 FEET WEST OF THE WESTERLY MARGIN OF 19TH STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID DRIVE, WESTWARDLY 114 FEET; THENCE SOUTHWARDLY 246 FEET TO THE NORTHERLY LINE OF THE TOLMIE PROPERTY; THENCE WITH SAID LINE EASTWARDLY 100 FEET TO A POINT 230 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF 19TH STREET; THENCE NORTHWARDLY 223 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KYLE J. MCPHEE BY DEED FROM DANNY LEE RAMSEY AND WIFE, REBECCA CARTER RAMSEY OF RECORD AT INSTRUMENT NO. 20041013-0123176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 135; BOOK 3503, PAGE 218; BOOK 4406, PAGE 702; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved (X) property, known as 1804 Lakehurst Drive, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120072338 DEEDWARR
Recvd: 09/25/12 15:33 2 pgs
Fees:13.00 Taxes:1443.00

20120925-0087270

Witness my/our hand(s) this 24th day of September, 2012.

Kyle J. McPhee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle J. McPhee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903