525,000.00

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016836 DEEDWARR
Recvd: 02/28/13 15:17 2 pgs
Fees:13.00 Taxes:1942.50

20130228-0020281

G-RB-13-1907

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$525,000.00~~

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 |
|---|---|---|
| Jeffrey Catton | Regions Bank d/b/a Regions Mortgage (NAME) | |
| 1907 Cedar Lane (ADDRESS) | 2050 Parkway Office Circle (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (CITY) (STATE) (ZIP) | 117-4-313.00 |

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 CRAIG H. KENNEDY AND TIINA HYVONEN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY CATTON AND SUSAN CATTON, 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, BEING PART OF LOT NO. 1 ON THE A. B. MONTGOMERY LANDS AS OF RECORD IN BOOK 1, PAGE 22, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF "ELLENWAY" OR CEDAR LANE, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO W. J. FLYNN AND WIFE, BY DEED FROM ALBERT G. MORRIS AND WIFE, OF RECORD IN BOOK 1079, PAGE 555, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY MARGIN OF SAID LANE EASTERLY 90 FEET; THENCE, SOUTHERLY 160 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE, WITH THE SAME WESTERLY 80 FEET TO SAID FLYNN'S SOUTHEAST CORNER; THENCE, WITH SAID FLYNN'S EASTERN BOUNDARY LINE NORTHERLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CRAIG H. KENNEDY AND SPOUSE, TIINA HYVONEN BY WARRANTY DEED FROM MICHAEL L. DAGLEY AND SPOUSE, JANET R. DAGLEY, RECORDED ON THE 25TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008250084108, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1049, PAGE 634; SAID REGISTER'S OFFICE; C) A. B. MONTGOMERY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE(S) 22 (CHANCERY COURT); AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1907 Cedar Lane, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 15th day of February, 2013.

Craig H. Kennedy by Tiina Hyvonen as attorney in fact

Craig H. Kennedy by Tiina Hyvonen as Attorney in Fact

Tiina Hyvonen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiina Hyvonen, 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 15th day of February, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Tiina Hyvonen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Craig H. Kennedy and who acknowledged he/she/they executed the same as the free act and deed of the said Craig H. Kennedy.

Witness my hand and official seal, this the 15th day of February, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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