THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 12122712

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $111,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2013.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130019870 DEEDWARR
Recvd: 03/12/13 08:57 2 pgs
Fees:13.00 Taxes:412.55
20130312-0024260

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb McFadden and Rebecca McFadden 351 Yorkshire Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 161-11-0C-033.00-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, **Timothy McFadden and Sally McFadden, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb McFadden and Rebecca McFadden, Husband and Wife**, ("Grantees"), its 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 Unit No. G706 on the Plan of Resubdivision of Lot No. 2, Phase IV, Villages of Brentwood, now known as Brentwood Summit of record in Plat Book 6900, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy McFadden and wife, Sally McFadden by Warranty Deed from Cheryl A. Miller, married of record at Instrument No. 20070920-0112588, Register's Office for Davidson County, Tennessee, dated September 17, 2007 and recorded on September 20, 2007.

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.

Taxes for the year 2013 a lien, due and payable

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7231, Page 789 and Declaration of Annexation of record in Book 7494, page 689, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 6900, Page 294, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6158, Page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 351 Yorkshire Circle Nashville TN 37211

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 7th day of March, 2013.

Timothy McFadden

Sally McFadden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy McFadden and Sally McFadden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014