BILL GARRETT, Davidson County
Trans:T20130021523 DEEDWARR
Recvd: 03/15/13 14:51 2 pgs
Fees:13.00 Taxes:740.00
20130315-0026139

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 12th day of March, 2013. Notary Public My commission expires: 4/16/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Brandon Buell **Julie L. Buell**	**New Owner**	**Map\Parcel: 181-03-0-A-067.00CO**
6108 Tuckaleechee lane		
Antioch, 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,

Kyle Mann and wife, Krystal Mann

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

Charles Brandon Buell and wife, Julie L. Buell

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 67, Indian Creek Estates, Section Two, as shown on plat of record in Plat Book 9700, Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kyle Mann and Krystal Mann by Corporate Special Warranty Deed from GRP Loan, LLC, of record in Instrument No. 20091007-0093386, dated September 28, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 558 and 559, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10752, Page 553, Book 11708 Page 575, Instrument No. 20000727-0074152 and Instrument No. 20030509-0062505, Instrument No. 20050118-006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 9700, Page 391, Register's Office for DAVIDSON County, Tennessee.
Cemetery Easement of record in Book 6549, Page 403 and Book 5059, Page 374, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement in Book 10729, Page 380, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA in Book 11031, Page 79., Register's Office for DAVIDSON County, Tennessee.
Conveyance for common areas in HOA in Book11033, Page 519, Register's Office for DAVIDSON County, Tennessee.
By-laws of record in Book 11033, Page 509 and Instrument No. 20000727-0074153, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, 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 property known as 6108 Tuckaleechee lane, Antioch, 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 12th day of March, 2013.

Kyle Mann

Krystal Mann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 12th day of March, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HF... STATE ... NOTARY PUBLIC ... WILLIAMSON COUNTY

File #: **130087DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027