RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0255

BILL GARRETT, Davidson County
Trans: T20130032307 DEEDWARR
Recvd: 04/19/13 10:21 2 pgs
Fees: 13.00 Taxes: 521.70
20130419-0039095

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Jessica Hutchins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2013

Notary Public
Commission Expires: NOTARY PUBLIC AT LARGE Pamela B. Matheney My Commission Expires September 20, 2016 STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy M. Hutchins 2022 Spring Branch Drive Madison, TN 37115	NEW OWNER	034-07-0A-042.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brian K. McConnell and wife, Michelle S. McConnell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy M. Hutchins a single woman

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. 10 on the Plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, Page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Brian K. McConnell and wife, Michelle S. McConnell by Warranty Deed from Jimmy Graham, Jr., unmarried, dated 6/27/06 and recorded 6/29/06 in Instrument Number 20060629-0077889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2022 Spring Branch Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 29th day of March, 2013.

Brian K. McConnell

Michelle S. McConnell

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian K. McConnell and wife, Michelle S. McConnell**

P.P ~~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 at EASTVALE, CALIFORNIA this 29th day of March, 2013.

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

Priti B. Patel
Notary Public
My Commission Expires: APRIL 17, 2013

(Notary Seal)