THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ ~~**First Title & Escrow Co., Inc.**~~ ~~**FTEC File No. 31124-04-2013**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Teresa Taylor Affiant Subscribed and sworn to before me this 26th day of April, 2013. Notary Public My Commission Expires: 10-19-13

Tammy Mc Cauley
State of Tennessee Notary Public
Rutherford Co., TN

WARRANTY DEED

Address New Owner: Melissa Mcree, Dax Huskey 3449 Chandler Cove Way Antioch, TN 37013	**Send Tax Bills To:** **MidSouth Bank** **One East College Street** **Murfreesboro, TN 37130**	**Tax Information:** Map and Parcel No.: 173 160 A 10600 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, **Donald P. May, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa A. Mcree and Dax N. Huskey, as tenants in common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3449 Chandler Cove Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Currey M. May, spouse of Donald P. May, joins in the execution of this instrument to convey and marital interest she may have in subject property.

Whenever used, the singular 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:T20130039193 DEEDWARR
Recvd: 05/10/13 09:32 3 pgs
Fees:18.00 Taxes:573.50
20130510-0047389

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2013.

Donald P. May by Currey M. May Attorney-In-Fact
Donald P. May
BY: Currey M. May, Attorney-In-Fact

Currey M. May

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Currey M. May**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of April, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Currey M. May**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Donald P. May** and is authorized by the said **Donald P. May** to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288.1403

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald P. May, an unmarried man, by deed dated November 23, 2004, from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20041202-0143792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, a lien, being prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Hidden Creek of record in Instrument No. 20020514-0059176, amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. By-Laws of Hidden Creek Homeowners Association, Inc., of record in Instrument No. 20030303-0027389, amended in Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20030303-0027388, amended in Instrument No. 20081230-0123265, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030213-0020016, corrected in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrumetn No. 20020510-0058111, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 10348, pages 367 and 374, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20020320-0034487, Register's Office for Davidson County, Tennessee.