THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040133** AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $241,000.00. Affiant Subscribed and sworn to before me, this20th day of May, 2013. Notary Public My Commission Expires: 10/26/116

WARRANTY DEED

Address New Owner: Kathy Ann McKee 3204 Quiet Tree Grove Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-08-0-A 052.00CO

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, **Richard L. Cantrell and Kaye Cantrell, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy Ann McKee**, ("Grantees"), her 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 Lot 91, SECTION TWO, MERRITT DOWNS, as shown on plat of record in Instrument No. 20030904-0128443, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard L. Cantrell and Kaye Cantrell, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 8th day of October, 2004 in Instrument No. 20041008-0121670, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MERRITT DOWNS, as recorded in Instrument No. 20030904-0128443.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010604-0057881, 20010702-0069864 and 20040330-0035673.

Terms and provisions of by-Laws recorded in Instrument No. 20010608-0060786.

Charter of Homeowners Association recorded at Instrument Nos. 20010608-0060785 and 20011127-0129417.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20001208-0121300.

Quitclaim Deed to Homeowners Association for Common Area and Open Space recorded at Instrument No. 20040407-0039569.

BILL GARRETT, Davidson County
Trans:T20130056085 DEEDWARR
Recvd: 07/02/13 09:56 2 pgs
Fees:13.00 Taxes:891.70
20130702-0068078

Utility Easement to Cumberland Utility District recorded in Book 4910, Page 838.

Ingress and Egress Rights recorded in Book 5699, Page 537.

Stormwater Detention Agreement recorded at Instrument No. 20010119-0006024.

This is improved property located at 3204 Quiet Tree Grove Old Hickory TN 37138.

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 20th day of May, 2013.

Richard L. Cantrell

Kaye Cantrell by Richard L. Cantrell, her attorney-in-fact her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L. Cantrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kaye Cantrell, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014