File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061906 DEEDWARR
Recvd: 07/19/13 14:44 2 pgs
Fees:13.00 Taxes:643.80

20130719-0075150

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,000.00.

Affiant

Subscribed and sworn to me on July 18, 2013.

NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26677SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric T. Thomas Ta-Tanisha Thomas 8201 Ramstone Way Antioch, TN 37013	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	182-6-A-175.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ryan K. Kettrey and Heather H. Kettrey, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Eric T. Thomas and Ta-Tanisha Thomas, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Old Hickory Hills, Phase Two, Section One, of record as Instrument No. 20030623-0086188 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Ryan K. Kettrey and Heather H. Kettrey, husband and wife, by Deed dated 12/19/03 from The Craig Company recorded as Instrument No. 20040102-0000005 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on Plan of record as Instrument No. 20030623-0086188 in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants recorded as Instrument No. 20020116-0006750 as amended by Instrument No. 20101116-0091730 in said Register's Office.

4. Storm Water Detention Agreement recorded as Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749 in said Register's Office.
5. Sanitary Sewer and Storm Drainage Easement recorded as Instrument No. 20001030-0107214 in said Register's Office.
6. Telephone Utility Easement recorded as Instrument No. 20020123-0009339 in said
7. Register's Office.
8. Charter of the Old Hickory Hills Homeowners' Association recorded as Instrument No. 20020123-0009417 as amended by Instrument No. 20081219-0121385 in said Register's Office.
9. By-Laws of record as Exhibit "C" of Instrument No. 20020116-0006750 in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8201 Ramstone Way, 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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on July 18, 2013.

Ryan K. Kettrey

Heather H. Kettrey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 18, 2013, before me personally appeared Ryan K. Kettrey and Heather H. Kettrey to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 18, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE