THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080127

BILL GARRETT, Davidson County
Trans:T20130084882 DEEDWARR
Recvd: 10/01/13 16:04 2 pgs
Fees:13.00 Taxes:845.45
20131001-0103132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $228,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle J. Conlee 8025 Mandan Drive Brentwood, TN 37027	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	Tax Parcel ID No. 181030A34700CO

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, **Jeremy A. McNutt and Christine E. McNutt, husband and wife, and Timothy E. McNutt, a married man** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michelle J. Conlee, an unmarried woman**, ("Grantees"), its 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 144, PHASE TWO, ADDITION TO INDIAN CREEK, as shown on plat of record in Instrument No. 20070720-0086788, 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 Jeremy A. McNutt and Christine E. McNutt, husband and wife, and Timothy E. McNutt, a married man by Warranty Deed from Lake Forest Homes, Inc., recorded on the 15th day of June, 2010 in Instrument No. 20100615-0046503, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of Timothy E. McNutt.

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 PHASE TWO, ADDITION TO INDIAN CREEK, as recorded in Instrument No. 20070720-0086788, Boundary Plat recorded in Plat Book 9700, Page 391.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10752, Page 553, Instrument Nos. 200007270074152 and 20070606-0067790.

Terms and provisions of by-Laws recorded in Book 11033, Page 509 and Instrument No. 20000727-0074153.

Charter of Indian Creek Homeowners Association, Inc. recorded in Book 11031, Page 79.
Easement for Stormwater Detention, recorded in Instrument No. 20060526-0062237.

Easement for Sewer/Storm Drainage, recorded in Book 11217, Page 799.

Quitclaim Deed for Open Space recorded at Instrument No. 20130516-0049304.

This is improved property located at 8025 Mandan Drive Brentwood, TN 37027.

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 30th day of September, 2013.

Jeremy A. McNutt

Christine E. McNutt

Timothy E. McNutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy A. McNutt and Christine E. McNutt, and Timothy E. McNutt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014