WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,075.00

Karen A. Katcavage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karen A. Katcavage	Fifth Third Mortgage	Parcel ID:
2125 Gina Ln.	5001 Kingsley Drive	086040D00900CO
Hermitage, TN 37076	Cincinnati, OH 45263	

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, we

George Dunn General Contractor, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karen A. Katcavage, unmarried

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:

BEING Lot No. 9, on the Plan of Tulip Reserve Subdivision, of record in Instrument 20091211-0113296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn General Contractor, Inc. by Quitclaim Deed from George Dunn, of record in Instrument 20131003-0103928, said Register's Office. And being part of the same property conveyed to George Dunn by deed from Jude Pischke and Shauna Lynn Pischke, of record in Instrument 20070205-0014824, dated January 30, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20100712-0054510 and 20100712-0054511, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20091211-0113296; and (3) Drainage Easement of record in Book 8275, Page 576, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2212 Jennifer Ct., Hermitage, TN 37076

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 do 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.

Witness my hand this 1st day of ~~September~~ October, 2013.

George Dunn General Contractor, Inc.

BY: Gina Walker
Gina Walker
Secretary

BILL GARRETT, Davidson County
Trans:T20130085568 DEEDWARR
Recvd: 10/03/13 11:10 2 pgs
Fees:13.00 Taxes:821.68

20131003-0103930

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina Walker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Secretary respectively of George Dunn General Contractor, Inc. the within named bargainer, and corporation, and that she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gina Walker as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this ~~30th~~ 1st day of ~~September~~ October 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.