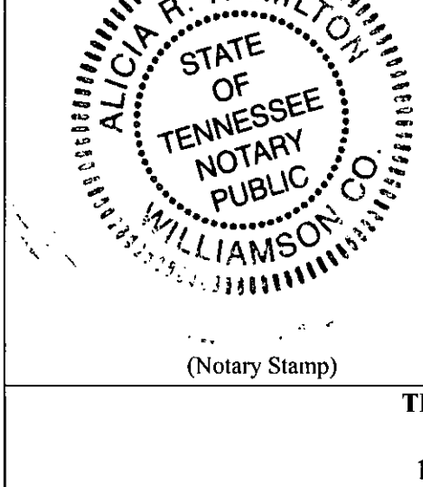
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,500.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2014.

Notary Public

My commission expires: 8/20/17

BILL GARRETT, Davidson County
Trans:T20140010227 DEEDWARR
Recvd: 02/12/14 13:43 2 pgs
Fees:13.00 Taxes:701.15
20140212-0012535

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maybell Stallings	**New Owner**	**Map\Parcel: 141-06-0-C-111.00CO**
4129 Kinley Court		
Nashville, TN 37221		

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 ACKNOWLEDGE, I/WE,

Samuel C. Skemp and Meghan Skemp, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maybell Stallings

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in WILLIAMSON County, Tennessee, being Lot No. 104 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Samuel C. Skemp and Meghan Skemp, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20110525-0039972, dated May 24, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20090205-0009854, Register's Office for WILLIAMSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20030205-0016044 and amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20100330-0023630 and Instrument No. 20090317-0023975, Register's Office for WILLIAMSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for WILLIAMSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20030303-0027395, Instrument No. 20030806-0111892 and Instrument No. 20100330-0023631, Register's Office for WILLIAMSON County, Tennessee.
Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, Register's Office for WILLIAMSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20030218-0020998, Register's Office for WILLIAMSON County, Tennessee.

All matters of record in Plat of record in Instrument No. 20020709-0082561 and Instrument No. 20081208-0118318, Register's Office for WILLIAMSON County, Tennessee.
By-Laws of record in Instrument No. 20030218-0020999, Register's Office for WILLIAMSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4129 Kinley Court, Nashville, TN 37221.

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 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 except as 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/our hand(s) this 6th day of February, 2014.

Samuel C. Skemp by: D.T.H., Attorney in Fact

Samuel C. Skemp
By: Daniel T. Heard, Attorney-in-Fact

Meghan Skemp by: D.T.H., Attorney in Fact

Meghan Skemp
By: Daniel T. Heard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel T. Heard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Samuel C. Skemp and Meghan Skemp for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Samuel C. Skemp and Meghan Skemp and is authorized by Samuel C. Skemp and Meghan Skemp to execute this instrument on his/her behalf.

Witness my hand, at office, this 6th day of February, 2014.

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires: 8/20/17

File #: **140050DH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027