THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14030327

BILL GARRETT, Davidson County
Trans:T20140021131 DEEDWARR
Recvd: 03/31/14 09:09 2 pgs
Fees:13.00 Taxes:730.75
20140331-0026035

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $197,500.00.

Amanda Floyd
Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

John Gregory Hardeman
Notary Public
My Commission Expires: _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Strickland Floyd 7908 Boone Trace Nashville TN 37221	SAME	Tax Parcel ID No. 126150A05100CO

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, **Beth Ann Kennedy, Sean McAnally, Sherri McAnally Krenk and Shannon McAnally** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Strickland Floyd, married**, ("Grantee"), 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 90, PHASE ONE, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 7900, Page 667, 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 Margie J. Duke, Unmarried by Deed from Fox Ridge Homes, Inc., recorded on the 10th day of January, 1997 in Deed Book 10316, Page 243, in the Register's Office of Davidson County, Tennessee. Margie J Duke now being deceased in Davidson County, Tennessee on December 11, 2013, leaving property to Beth Ann Kennedy, Sean McAnally, Sherri McAnally Krenk and Shannon McAnally as beneficiaries of the last will and testament of Margaret Juanita Wilson Duke, probated in the 7th Circuit Court for Davidson County, Tennessee, docket number 13P-2035.

All Grantors warrant that they have never lived in the subject property as a married person and that they subject property is not subject to any marital rights therein.

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 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, BOONE TRACE AT BILTMORE, as recorded in Plat Book 7900, Page(s) 667, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817 and Book 11455, Page 443 and Instrument Nos. 20001211-0121618, 20011119-0126832 and 20010717-0075902 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Homeowners Association recorded in Book 9607, Page 534.

Easement for Overhead Line, recorded in Book 8992, Page 62.

Easement recorded in Book 8975, Page 753.

Conveyance to Homeowners Association recorded at Instrument No. 20001119-0126831.

This is improved property located at 7908 Boone Trace Nashville TN 37221

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 28th day of March, 2014.

Beth Ann Kennedy

Sean McAnally by Beth Ann Kennedy as Attorney in fact as atty in fact

Sherri McAnnally Krenk by Beth Ann Kennedy as Attorney in fact
Beth Ann Kennedy as atty in fact

Shannon McAnnally by Beth Ann Kennedy as Attorney in Fact. as atty in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 28th day of March, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beth Ann Kennedy** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Sean McAnally, Sherri McAnnally Krenk and Shannon McAnnally,** of 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 28th day of March, 2014.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014