WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024561 DEEDWARR
Recvd: 04/11/14 09:22 3 pgs
Fees:18.00 Taxes:344.10

20140411-0030378

J-FSBO-14-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-1-2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herschel Bruce Maxwell	**New owner**	
(NAME) **2002 Ethan Lane**	(NAME)	**163160A10900CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COURTNEY MAXWELL KINSLOW, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HERSCHEL BRUCE MAXWELL, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 229 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 2005-0609-0066104- Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Courtney Maxwell, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership, recorded on the 17th day of November, 2006 in Instrument No. 20061117-0142998, in the Register's Office of Davidson County, Tennessee. Courtney Maxwell, having since married is now known as Courtney MaxwellKinslow. Her spouse, Sandy Kinslow joins in this conveyance to convey any and all rights in and to said property.

Said property is not the primary marital residence of the within named Grantee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE TWO, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as recorded in Instrument No. 20050609-0066104 - Exhibit "A-1", 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 recorded in Instrument No. 20031119-0168785 and Supplemental Declaration in Instrument No. 20050609-0066104 , 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).
- Terms and provisions of by-Laws of Provincetown Townhome Homeowners Association, Inc. recorded within Instrument No. 20031119-0168785.
- Easement recorded in Instrument No. 20031124-0170577.
- Quitclaim Deed to Homeowners Association for common areas recorded in Instrument No. 20031120-0169428.
- Quitclaim Deed to Homeowners Association for Stream Buffers and Drainage Easements recorded in Instrument No. 20080226-0018727.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20031124-0170577.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2002 Ethan Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF MARCH, 2014.

Courtney Maxwell Kinslow

Sandy Kinslow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

and SANDY KINSLOW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY MAXWELL KINSLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212