BILL GARRETT, Davidson County
Trans:T20140027037 DEEDWARR
Recvd: 04/22/14 09:14 2 pgs
Fees:13.00 Taxes:780.70

20140422-0033382

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$211,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of April, 2014. Notary Public My commission expires: 3-20-18 (AFFIX SEAL)

TAMMY MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jon Kinney Kaela Kinney	Churchill Mtg	**Map 172-04-0-A Parcel 080-00co**
1444 Timber Ridge Cir	761 Old Hickory Blvd	#400
Nashville, TN 37211	Brentwood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Sanders and wife, Angela Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Kinney and Kaela Kinney, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 107 on the Plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase Two, a Planned Unit Development, as of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Sanders and wife, Angela Sanders, by Deed from Susan I. Vear, unmarried, of record in Instrument No. 20111104-0086035, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Christopher Sanders, pursuant to a Power of Attorney executed by same on the 12th day of April, 2014, of record in Instrument 20140422-0033381, Register's Office for Davidson County, Tennessee.

Conveyance of the above parcel of land is subject to the following:

Plan of record in Instrument No. 20000209-0013331, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 7461, Page 805, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 9700, Page 773, Register's Office for Davidson County, Tennessee.

Restrictions, Reservation and Grant of Easement contained in the Deed of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunication, Inc., of record in Book 11608, Page 467, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space and Common Area to Highlands of Brentwood Homeowners' Association, Inc., of record in Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.

Declaration of Easement, Covenants and Restrictions of Highlands of Brentwood of record in Book 11356, Page 815 and as amended in Book 11629, Page 906, Instrument No. 20020722-0087704 and in Instrument No. 20021121-0144877, Register's Office for Davidson County, Tennessee.

By-Laws of Highland of Brentwood Homeowners' Association, Inc., of record in Book 11356, Page 840, Register's Office for Davidson County, Tennessee.

Charter of Highlands of Brentwood Homeowners' Association, Inc., of record in Book 11595, Page 872, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **1444 Timber Ridge Cir, Nashville, TN 37211**

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, 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/our hand(s) this **15th** day of **April, 2014.**

Christopher Sanders by Angela Sanders, Attorney in Fact

Christopher Sanders by Angela Sanders, Attorney-in-Fact

Angela Sanders

Angela Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2014.**

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Angela Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Christopher Sanders** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christopher Sanders**, for the purpose therein contained, by signing the name of **Christopher Sanders,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2014.**

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 11-15-15