WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2014.

Notary Public:

MY COMMISSION EXPIRES: 12-6-16
(AFFIX SEAL)

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:
Brandon Marshall	New Owner	Parcel ID:
100 Point Landing Ct.		097160A00700CO
Hermitage, TN 37076		

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

A. Robert Kinnius and Jeanene Kinnius, Co-Trustees of the A. Robert Kinnius and Jeanene K. Kinnius Family Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brandon Marshall and Stefanie Romba, both 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. 62 on the Plan of First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to A. Robert Kinnius and Jeanene Kinnius, Co-Trustees of the A. Robert Kinnius and Jeanene K. Kinnius Family Trust by Quitclaim Deed from A. Robert Kinnius and wife, Jeanene K. Kinnius of record in Instrument 20050103-0000297, said Register's Office. See also deed of record in Instrument 20030825-0123265, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9564, Page 693, amended in Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39, amended in Book 11181, Page 371; Instrument 200008220083193 and 200303130033780, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8, said Register's Office; (3) All matters of record in Plat Book 7900, Page 854, 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 100 Point Landing 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.

Davidson County DEEDWARR
Recvd: 06/27/14 09:02 3 pgs
Fees:18.00 Taxes:895.40
20140627-0056278

Witness our hands this 20th day of June, 2014.

The A. Robert Kinnius and Jeanene K.
Kinnius Family Trust

A. Robert Kinnius Trustee
By: A. Robert Kinnius, Trustee

Jeanene Kinnius Trustee
By: Jeanene Kinnius, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Robert Kinnius and Jeanene Kinnius, Co-Trustees of the A. Robert Kinnius and Jeanene K. Kinnius Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Co-Trustees of the A. Robert Kinnius and Jeanene K. Kinnius Family Trust, and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2014.

My Commission Expires: 2-9-14

Notary Public

ZANA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

