THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32741-11-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 24th day of November, 2015. Notary Public My Commission Expires:

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Samantha Hickernell 636 Indian Ridge Dr. Nashville, TN 37221	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 155 10 0 A 044 00CO

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, **Andrew House and wife, Kristen House** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Hickernell, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 636 Indian Ridge Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 24th day of November, 2015.

Kristen House

Andrew House

BILL GARRETT, Davidson County
Trans:T20150104533 DEEDWARR
Recvd: 12/10/15 14:14 2 pgs
Fees:13.00 Taxes:1202.50
20151210-0124486

STATE OF ~~TENNESSEE~~ CA, COUNTY OF ~~DAVIDSON~~ Santa Clara SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kristen House and Andrew House**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24th~~ 23rd day of ~~November~~ ASH, 2015.

Notary Public

My Commission Expires: 10/30/2019

A. S HABTEYES
Commission # 2130036
Notary Public - California
Santa Clara County
My Comm. Expires Oct 30, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720, 721, 722, & 723 and amended in Book 7825, page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew House and wife, Kristen House, by deed dated March 15, 2010 from Kevin R. Walker and wife, Sharon E. Walker, of record in Instrument No. 20100316-0019859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for McCrory Trace Estates of record in Book 7241, page 597 and Book 7576, page 846, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of McCrory Trace Estates Homeowner's Association Inc., of record in Book 7576, page 831, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 720, 721, 722, and 723 and amended in Book 7825, page 429, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 4150, page 109, Register's Office for Davidson County, Tennessee.