THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036893**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,500.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2016. Notary Public My Commission Expires: 10-19-16

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20160029981 DEEDWARR
Recvd: 04/13/16 13:09 2 pgs
Fees: 13.00 Taxes: 545.75
20160413-0035415

WARRANTY DEED

Address New Owner: Kelly I. Eldridge 5808 Labrador Lane Antioch TN 37013-5106	Send Tax Bills To: Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 172-08-0A-149.00-CO

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, **Kristen Elease Polk, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly I. Eldridge , a single woman**, ("Grantee"), her 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 No. 149 on the Plan of Section One, Hunters Branch, Planned Unit Development, of record in Plat Book 6250, Page 513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 149 fronts 68.80 feet on the Westerly margin of Labrador Lane and extending back between parallel lines 100 feet to a dead line in the rear measuring 68.80 feet thereon.

Being the same property conveyed to Kristen Elease Polk, unmarried by Warranty deed from Stephen J. Stanford, unmarried of record in Instrument No. 20070404-0040451 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 04, 2007.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

By-Laws of Hunters Branch of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.

Charter of Hunters Branch Homeowners Association of record in Book 6632, Page 424; as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Hunters Branch Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7893, Page 324 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7893, Page 324; Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5808 Labrador Lane Antioch TN 37013-5106

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 12th day of April, 2016.

Kristen Elease Polk

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen Elease Polk, 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 12th day of April, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129