WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1500

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16047168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $199,999.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2016.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

BILL GARRETT, Davidson County
Trans:T20160039498 DEEDWARR
Recvd: 05/12/16 07:59 2 pgs
Fees:13.00 Taxes:740.00
20160512-0047108

WARRANTY DEED

Address New Owner:	Send Tax Bills To: Churchill	Tax Information:
Daniel McCartan	New Owner Mtg. Corp. #	Tax Parcel ID No.
5368 VILLAGE WAY	761 Old Hickory Blvd 400	161-10-0A-033.00 CO
Nashville, TN 37211-6234	Brentwood, TN 37027	

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, **Sheryl Kinney, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel McCartan, an unmarried individual**, ("Grantees"), its 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 52, PHASE 1, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 5200, Page 613, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheryl Kinney, a single woman by Special Warranty Deed from Tennessee Housing Development Agency, recorded on the 10th day of November, 2011 in Instrument No. 20111110-0088066, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, VILLAGES OF BRENTWOOD, as recorded in Plat Book 5200, Page(s) 613.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11.

Charter of Villages of Brentwood Homeowners Association recorded in Book 9718, Page 624.

Easement for Sanitary Sewer, recorded in Book 6897, Page 116.

Agreement for Dedication of Easement for Overhead or Underground Utility Lines as set forth in instrument recorded in Book 6334, Page 980.

Conveyance to Homeowners Association recorded in Book 9718, Page 624.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 6730, Page 508.

This is improved property located at 5368 VILLAGE WAY Nashville, TN 37211-6234.

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 9th day of May, 2016.

Sheryl Kinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheryl Kinney, 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 9th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018