# WARRANTY DEED

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

O-VRES-16-5945-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kevin Kinsey and Mary Kinsey** | New Owner | |
| (NAME) | (NAME) | **087-05-0A-044.00-CO** |
| **5945 Colchester Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076-4407** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS M. BROTHERS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN KINSEY AND MARY KINSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 97 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 1 of record in Plat Book 7900, Page 306, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas M. Brothers, unmarried man by Warranty deed from Thomas S. Miller, unmarried man of record in Instrument No. 20120827-0077171 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 27, 2012.

**SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER** 20160513-0048079

This conveyance is subject to:
- 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 7900, Page 306, Register's Office for Davidson County, Tennessee;
- All matters shown on the PUD Boundary Plat in Book 7900, page 173, 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 8238, Page 176, amended in Book 8351, page 533, Book 8423, page 784, Book 8702, page 528, Book 8424, page 426, Book 8447, page 635, Book 9006, page 409 and Book 9006, page 414, Register's Office for Davidson County, Tennessee;
- Charter for HOA in Book 8245, page 768, Register's Office for Davidson County, Tennessee;
- Addition of sewer easement to common area in Instrument 200206030066713, Register's Office for Davidson County, Tennessee;
- Deed to HOA in Book 824, page 772, and Book 8310, page 341, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5945 Colchester Drive , Hermitage, Tennessee 37076-4407**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160040274 DEEDWARR
Recvd: 05/13/16 15:10 2 pgs
Fees:13.00 Taxes:629.00

20160513-0048080

Witness my/our hand(s) this the 9th DAY OF MAY, 2016.

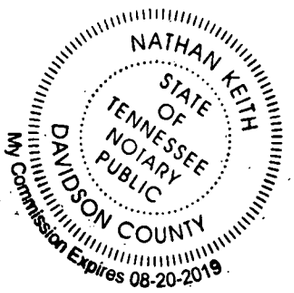
Thomas M. Brothers by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS M. BROTHERS, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS M. BROTHERS.

Witness my hand and official seal, this the 9th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212