WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,540.00**

C Matthew Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2001.

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: MAY 30 2004

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Matthew Gardner	**SunTrust Bank**	**Map 171-04 A**
(NAME) **5553 Nevil Pointe**	(NAME) **P.O. Box 305110/7th Floor**	**Parcel 57CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Nashville, TN 37230-5110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pulte Homes Tennessee L.P.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C. Matthew Gardner and wife, Brandy H. Gardner**, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Brownstone, Section 2, First Revision, of record in Book 9700, page 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pulte Homes Tennessee, a Nevada Limited Partnership by deed from James Edward Brown, married, of record in Book 11113, page 752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 943, said Register's Office; (c) Restrictive covenants contained in Book 10658, page 952 and Book 11276, page 618 said Register's Office; and (d) Bylaws of record in Book 10658, page 952, said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5553 Nevil Pointe, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this the 30th day of January, 2001.

Pulte Home Tennessee L.P.

By: Mary McCloud Poston, Closing Coordinator

Attest:

Davidson County DEEDWARR
Recvd: 01/31/01 09:38 2pgs
Fees:11.00 Taxes:830.80

20010131-0009311

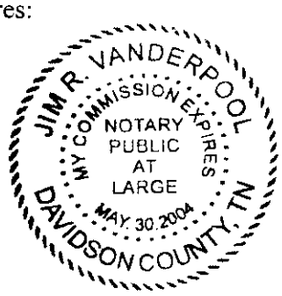
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Mary McCloud Poston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Closing Coordinator of Pulte Home Tennessee L.P. the within named bargainor, a Tennessee corporation, and that she as such Closing Coordinator, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Closing Coordinator.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of January, 2001.

Commission expires:



Notary Public