BOX 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan L. Bond	**Franklin American Mortgage Company**	**Map 150-08, Parcel 2.00**
(NAME) **705 Country Ridge Court**	(NAME) **501 Corporate Centre Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Franklin, TN 37067**	
(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, **Debra J. Brehm**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan L. Bond and wife Leslie N. Bond**, 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. 259 on the Plan of Country , Section Six-B of record in Plat Book 5200, Pages 741 and 742, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Debra J. Miller by deed of record in Book 10063, page 934, Register's Office for Davidson County, Tennessee.

The said Debra J. Miller has since married and is now known as Debra J. Brehm.

Addison Brehm, husband of Debra J. Brehm, executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Debra J. Brehm and Addison Brehm by J. J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020514 0058858, and Instrument No. 20020514 0058859 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **705 Country Ridge Court, Antioch, TN 37013**
(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.

Davidson County DEEDWARR
Recvd: 05/14/02 08:52 2pgs
Fees:13.00 Taxes:486.18
20020514-0058860

Witness **my/our hand(s)** this **10th day of May, 2002**.

Debra J. Brehm by: J.J. Love Atty-in-fact

Addison Brehm by: J.J. Love Atty-in-fact

State of Tennessee
County of Davidson

On this 10th day of May, 2000 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Debra J. Brehm and Addison Brehm, and acknowledged that she executed the same as the free act and deed of the said Debra J. Brehm and Addison Brehm, through Power of Attorney granted her.

Notary Public

Commission Expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.