Return To:

Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
281

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **June, 2002** between **CHARLES F. DOUCET and SHERYL L. DOUCET**, GRANTOR, and **JAMES M. BRUNNER and ANGELIA A. BRUNNER, husband and wife**, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Arlington Green, Phase 1, of record in Book 6900, Page 399 as amended in Book 7517, Page 281, Register's Office for said County, in which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles F. Doucet and wife, Sheryl L. Doucet by deed from Fred Yazdian and Jerome Rosenblum of record in Book 9459, Page 865, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 8120, Page 402, Book 8120, Page 485, Book 8181, Page 62 and Book 8180, Page 230; any and all matters in Plat of record in Plat Book 6900, Page 399, amended in Book 7517, Page 281; Charter for HOA of record in Book 8170, Page 450, Book 8902, Page 963, Book 8120, Page 402 and Book 11272, Page 886; Quitclaim Deed for common area to HOA of record in Book 8625, Page 750; By Laws of record in Book 7517, Page 344, Book 10692, Page 753, Book 8120, Page 463 and Book 8180, Page 232; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Charles Doucet
CHARLES F. DOUCET
Signature of Seller

Sheryl L. Doucet
SHERYL L. DOUCET
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/09/02 13:27 2pgs
Fees:13.00 Taxes:917.60



20020709-0082446

INDIVIDUAL
STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, a Notary Public of said County and State, **CHARLES F. DOUCET and SHERYL L. DOUCET**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of **June, 2002.**

Notary Public

My Commission Expires:

JOSEPH M. PUGLIANO
MY COMMISSION # CC 899327
EXPIRES: February 14, 2004
Bonded Thru Notary Public Underwriters

JOSEPH M. PUGLIANO
MY COMMISSION # CC 899327
EXPIRES: February 14, 2004
Bonded Thru Notary Public Underwriters

Name and Address of Property Owner:

JAMES BRUNNER
105 AMHERST WAY
NASHVILLE, TN 37221

Property Address:

105 AMHERST WAY
NASHVILLE, TN 37221

Person Responsible for Taxes:

~~SAME~~ New Owner

Parcel #: 142-16B-48

AFFIDAVIT OF VALUE

STATE OF: TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$248,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of **June, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

~~RETURN TO:~~

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HERMITAGE, TN 37076