Davidson County DEEDWARR
Recvd: 04/14/04 12:15 2pgs
Fees:13.00 Taxes:829.00
20040414-0041972

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of April, 2004.

Notary Public

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 21, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark H.. Jent and Rebecca E. Jent
5004 Danby Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-09-0-082

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Preston A. Brandimore and wife, Jodi M. Brandimore** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark H. Jent and wife, Rebecca E. Jent** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT: AKA Jodi Brandimore

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Section One, Caldwell Country Estates, of record in Book 2663, pages 68 and 69 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Preston A. Brandimore and wife, Jodi A. Brandimore by warranty deed from Mark R. Beall and Kathryn Brothers of record in Instrument 20001115-0113245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 68 & 69, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2802, Page 369, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5004 Danby Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 6th day of April, 2004.

Preston A. Brandimore

Preston A. Brandimore

Jodi Brandimore

Jodi M. Brandimore
AKA Jodi Brandimore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Preston A. Brandimore and wife, Jodi M. Brandimore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained. *AKA Jodi Brandimore

Witness my hand and official seal this 6th day of April, 2004.

KATHOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11/2/05