29A 1/3

	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004. Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/04 14:23 2pgs
Fees:13.00 Taxes:628.63
20040804-0093734

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Lori A. Amonette	America's Wholesale Lender	87-2
4564 Raccoon Trail	7105 Corporate Dr. PTX-A-195	GROUP
Hermitage, Tennessee 37076	Plano. TX 75024	PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred Dollars and Zero Cents ($169,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jason S. Browning and wife, Emily B. Browning, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lori A. Amonette, married hereinafter called the Grantee, her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 120 on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, 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 Jason S. Browning and wife, Emily B. Browning, by deed from John C. Duval and wife, Anne C. Duval, of record as Instrument No. 20001212-0122364 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

Unimproved ☐

This is improved ☒ property, known as 4564 Raccoon Trail, Hermitage, TN 37076

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, her/their heirs and assigns forever; and we do covenant with the said Grantee 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, her/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 30th day of July, 2004.

Jason S. Browning

Emily B. Browning

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason S. Browning and Emily B. Browning, the 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 and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee