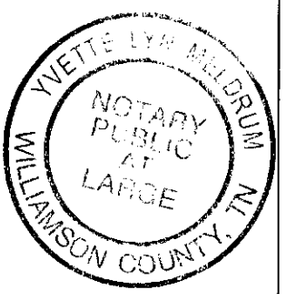
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lanier	Jennifer Lanier	Map 136-6 Parcel 050.00
(NAME)	(NAME)	
3520 Colony Point W	3520 Colony Point W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Jeff Demonbreum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Lanier, 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:

The following described real estate situate, lying and being in the County of **DAVIDSON COUNTY, TENNESSEE,** described as follows, to-wit:

Being Lot 253 on the Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, page 174-176 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeff Demombreum by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument #20030829-0126072, **conveyance dated August 26, 2003,** Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) 2005 Taxes a lien not yet due and payable. Said taxes have been prorated with Grantee paying said prorata part thereof to Grantor who will be responsible for the payment of taxes. (2) Subject to all matters appearing of record in Plat Book 4460, pages 174-176, Register's Office of Davidson County, Tennessee. (3) Restrictive covenants of record in Book 4698, page 969, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3520 Colony Point W, Nashville, TN 37217
(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: 09/14/05 10:59 2 pgs
Fees:13.00 Taxes:658.60
20050914-0110531

Witness my hand this 2nd day of September, 2005.

Jeff Demonbreum

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Jeff Demonbreum, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd of September, 2005.

Commission expires: 6-14-08

Notary Public

YVETTE LYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN