Davidson County DEEDWARR
Recvd: 09/16/05 12:14 2 pgs
Fees:13.00 Taxes:506.90

20050916-0111628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Subscribed and sworn to before me, this 2nd day of September, 2005.

My Commission Expires: 1/27/07

Affiant

Notary Public

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES JAN 27, 2007

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVCS, INC.
TWO BRENTWOOD COMMONS, STE 150
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

| | | | |
|---|---|---|---|
| ADDRESS OF NEW OWNER: | | SEND TAX BILLS TO: | |
| NAME: GARY ISHEE<br>KIMBERLY ISHEE | | NAME: GARY ISHEE<br>KIMBERLY ISHEE | |
| STREET ADDRESS: 1505 HUNTERS BRANCH ROAD | | STREET ADDRESS: 1505 HUNTERS BRANCH ROAD | |
| CITY: ANTIOCH | STATE: TENNESSEE | CITY: ANTIOCH | STATE: TENNESSEE |
| ZIP CODE: 37013 | | ZIP CODE: 37013 | |
| MAP & PARCEL NO.: 172-08-0A-107.00CO | | | |

FOR AND IN 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, BLAKE S. BRODIEN

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO GARY ISHEE AND KIMBERLY ISHEE

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEING LOT NO.** 107 ON THE PLAN OF HUNTERS BRANCH, SECTION TWO-A, AS SHOWN BY PLAT OF RECORD IN BOOK 6250, PAGE 819, AMENDED IN BOOK 6815, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BLAKE S. BRODIEN, UNMARRIED BY WARRANTY DEED FROM DEBORAH SHAPUTIS, DATED 04/26/04, RECORDED 05/14/04, AS DOCUMENT NO. 200405140056722, DAVIDSON COUNTY, TENNESSEE.

**THIS IS IMPROVED PROPERTY KNOWN AS 1505 HUNTERS BRANCH ROAD, ANTIOCH, TN 37013**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, 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, HAS 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..

WITNESS MY HAND THIS 2ND DAY OF SEPTEMBER, 2005.

BLAKE S. BRODIEN

State of TENNESSEE
County of DAVIDSON } ss

On this the 2nd day of September, 2005, before me, the undersigned Notary Public, personally appeared **Blake S. Brodien**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereupto set my hand and official seal.

Notary Public
My commission expires 1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
MY COMMISSION EXPIRES JAN 27, 2007

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
MY COMMISSION EXPIRES JAN 27, 2007

## WARRANTY DEED