WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 08:35 2 pg
Fees:13.00 Taxes:684.50
20060202-0012721

GARY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Earl M. Sands
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl M. Sands	PrimeTrust Bank	Map 75-12-B/Parcel 49.00
(NAME)	(NAME)	
713 Billie Jean Circle	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37221	
(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, **Remedy Homebuyers, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earl M. Sands and wife, Anna M. Sands**, 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:

Being Lot 11 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, a Planned Unit Development of record in Instrument No. 200005120048125, a revision of Book 9700, page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Remedy Homebuyers, LLC by quitclaim deed from the Kelley Family Trust, with Timothy L. Bruxvoort as Trustee, of record in Instrument No. 20060202-0012720, Register's Office for Davidson County, Tennessee; and originally being the same property conveyed to the Kelley Family Trust, with Timothy L. Bruxvoort as Trustee, by deed of record in Instrument No. 20031205-0175032, and re-recorded in Instrument No. 20060202-0012719, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 713 Billie Jean Circle, Hermitage, TN 37076

(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.

Witness my hand this 31st day of January, 2006.

Remedy Homebuyers, LLC

By: President
Tim Bruxvoort, President

STATE OF TENNESSEE

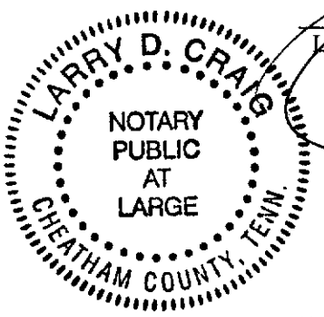
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Bruxvoort, President of Remedy Homebuyers, LLC, 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 within instrument for the purposes therein contained and who further acknowledged that he is the President of Remedy Homebuyers, LLC and is authorized by Remedy Homebuyers, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2006.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008