This instrument prepared by:
, an employee of
Lehman Land Title, Inc.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1067260**

Davidson County DEEDWARR
Recvd: 02/13/06 11:37 3 pgs
Fees:18.00 Taxes:824.73
20060213-0017099

WARRANTY DEED

THIS INDENTURE, made and entered into this **Ninth day of February, 2006**, by and between **Jeremy K. Hiett and Hailey H. Hiett, husband and wife**, parties of the first part, and **Jason A. Brake and Aimee S. Brake, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 62 ON THE PLAN OF SECTION SEVEN, BOONE TRACE AT BILTMORE OF RECORD AS INSTRUMENT NO. 20011003-0107279, 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 JEREMY K. HEITT AND HAILEY H. HIETT, HUSBAND AND WIFE BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, RECORDED ON THE 21ST DAY OF MAY, 2002 IN INSTRUMENT NO. 20020521-0061861, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **126-15A-286CO**
XX Improved OR
Unimproved property located at: **8116 Settler's Way, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jeremy K. Hiett

Hailey H. Hiett

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeremy K. Hiett and Hailey H. Hiett, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Ninth day of February, 2006.**

Brenda R. Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public Williamson County Tennessee

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Owner's Name: **Jason A. Brake and Aimee S. Brake**

and Address: **8116 Settler's Way**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$222,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Ninth day of February, 2006.**

Notary Public

My Commission Expires: 3/10/07