WARRANTY DEED

BOX 50-B RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David LaBruyere	BANK OF AMERICA	
(NAME)	(NAME)	
835 Brook Hollow Road	830 Central Ave.	Map 102-11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	St. Petersburg, FL 33701	Parcel 72.00
(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, I, **ROBERT THOMAS, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DAVID LABRUYERE, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 235 on the plan of Horton Heights, Section "A", as of record in Book 2133, page 71, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Thomas by Warranty Deed dated November 18, 2005, from Linda G. Mastin, of record in Instrument No. 20051123-0141812, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 835 Brook Hollow Road, Nashville, TN 37205

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 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 Grantee, his 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: 02/24/06 14:15 2 pgs
Fees:13.00 Taxes:1072.63

20060224-0021840

Witness my hand this 22nd day of February, 2006.

Robert Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 22nd day of February, 2006.

Commission expires: 5/23/06

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 5/23/06
DICKSON COUNTY, TENN.