BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/06 12:15 2 pgs
Fees:13.00 Taxes:555.00
20060314-0029219

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. EXP. 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Danielle L. Cushing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle J. Cushing	First Horizon Home Loan Corporation	Map 173-09-A
(NAME)	(NAME)	
7307 Althorp Way	4000 Horizon Way	Parcel 114
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irving, TX 75063	
(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, **BRENDA L. BREWSTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE J. CUSHING, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument #20020731-0091872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brenda L. Brewster, unmarried, by deed dated December 30,2003 from NVR, Inc., t/a Ryan Homes, of record in Instrument #20040106-0001938,s aid Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee; (b) all matters appearing on the plan of record in Instrument #20020731-0091872, said Register's Office; (c) restrictive covenants of record in Instrument #20020315-0032825, Instrument #20020315-0032826, Instrument #20021226-0158458, Instrument #20021226-0158459, Instrument #20020911-0110906, Instrument #20040526-0062220, Instrument #20050113-0005133 and Instrument #20050119-0006853, said Register's Office; Master Deed and Bylaws of record in Instrument #20020315-0032825, said Register's Office; (d) Sewer easements of record in Instrument #20011129-0130322 and Instrument #20020408-0042676, said Register's Office; (e) Right of way easement of record in Instrument #20010103-0000902, said Register's Office; (f) Water main easement of record in Instrument #20011112-0123853, said Register's Office; and (g) Sewer and storm drainage easements of record in Book 7361, page 230, Book 7985, page 449, Instrument #20010918-0100850 and in Instrument #20011106-0121932, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7307 Althorp Way, Nashville, Tennessee 37211

(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 10 day of March, 2006.

Brenda L. Brewster

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 Brenda L. Brewster, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public