File No. 526030027

WARRANTY DEED

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,215.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/08/06 13:39 2 pgs
Fees:13.00 Taxes:1029.40
20060508-0053420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Brady	Franklin American Mortgage Company	p/o 173-54
(NAME) 6332 Sunnywood Drive	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **CAPITOL HOMES INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN J. BRADY AND KEISHA L. BRADY,** HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 346 on the Plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Capitol Homes by deed from Greystone Properties, LLC, a Limited Liability Corporation dated 01/20/06 and recorded on 02/07/06 in Instrument No. 20060207-0015212, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6332 Sunnywood Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 27th day of April, 2006.

Capitol Homes, Inc.

By: Laurie Luecke Secy

Laurie Luecke, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Laurie Luecke with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of Capitol Homes, Inc. the within named bargainer, a corporation, and that, Laurie Luecke as such Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her as such Secretary.

Witness my hand at office this 27th day of April, 2006.

Commission expires: September 16, 2009



Jai Kehew

Notary Public

File Number: 526030027

RETURN TO:

Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027