File #20060124

Davidson County DEEDWARR
Recvd: 06/06/06 10:11 2 pgs
Fees:13.00 Taxes:1017.50

20060606-0066593

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory W. Brenner	Wells Fargo Bank, N.A.	MAP 155-16 GROUP A
(NAME) 6401 Holly Trace Court	(NAME) P.O. Box 6502	PARCEL 395.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Springfield, OH 45501-6502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Chad M. Charapata and wife, Amber Charapata,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory W. Brenner, married**, 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. 343 on the Final Plan of Traceside, Section 11, of record in Instrument 200009220094253, amending Plat Book 11700, pages 59 - 61, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad M. Charapata, unmarried by deed from Jon Dale Dieckman and Marsha H. Dieckman, husband and wife of record in Instrument 200303190036586, said Register's Office.

Amber Charapata, spouse of Chad Charapata, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated and payment thereof by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493 amended in Book 9677, page 675; Restrictive Covenants of record in Book 9236, page 504; By-Laws of record in Book 9668, page 899; Right of Way Easement of record in Book 3533, page 299; Charter for HOA of record in Book 9668, page 894; Easement to Harpeth Valley Utility District of record in Book 9306, page 279; PUD Boundary of record in Book 7900, page 705; and any and all matters shown on the Plan of record in Instrument 200009220094253, amending Plat Book 11700, pages 59 – 61, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **6401 Holly Trace Court, Nashville, TN 37221**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of June, 2006.

Chad M. Charapata

Amber Charapata

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Chad M. Charapata and Amber Charapata, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 1st day of June, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

KEITH H. SOLOMON
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027