WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/06 15:38 2 pgs
Fees:13.00 Taxes:1091.50
20061215-0155015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. MCARTHUR NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Nineyear Wooldridge	Regions Bank d/b/a/ Regions Mtg.	127-00-0-214.00
(NAME) 7708 Steeplechase Court	7130 Goodlett Farms Parkway	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cordova, TN 38016	
(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, **Troy E. Brewster and wife, Wendy Brewster,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Nineyear Wooldridge, an unmarried man, and Laura Hyman, an unmarried woman**, 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. 24 on the Plan of Resubdivision Lots 24 and 25 of Section Two, Saddle Ridge of record in Book 6250, Page 614, Register's Office for said county.

SAID Lot No. 24 fronts 150.94 feet on the westerly margin of Steeplechase Court and extends back 425.15 feet on the northerly line and 406.35 feet on the broken southerly line to a dead line in the rear, measuring 205.00 feet thereon, and begin the westerly margin of Saddle Ridge Trace.

Being the same property conveyed to Troy E. Brewster, married by Deed from Jerry Steven Lindsey, of record in Instrument No. 2000 050300 44657, dated April 27, 2000, Register's Office for Davidson County, Tennessee.

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 Grantors; all matters appearing on the Plan of record in Plat Book 5200, page 367 and Amended in Book 6250, page 614; restrictions of record in Book 5660, page 823, Book 5686, page 550, and Book 6185, page 979; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7708 Steeplechase 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 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 12th day of December, 2006.

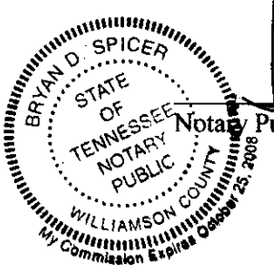
Troy E. Brewster

Wendy Brewster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Troy E. Brewster and wife, Wendy Brewster, with whom I am personally acquainted, (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 at Franklin, Tennessee, this 12th day of December, 2006.



Notary Public

My Commission Expires: