Davidson County DEEDWARR
Recvd: 02/07/07 15:26 1 pgs
Fees:13.00 Taxes:517.63

20070207-0016334

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

BRUNNER-H07006

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, Suite 1
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Brunner	SunTrust Mortgage	075-12-0-C-11
(NAME)	(NAME)	
755 Tulip Grove Road # 1301	201 Fourth Ave North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37219	
(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 consideration, the receipt of which is hereby acknowledged, I/we, JOHN CLAMPITT AND WIFE, BRENDA CLAMPITT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN P. BRUNNER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1301 on the plan of the Resubdivision of Phase One, Brookside Park Townhomes, A Horizontal Property Regime with Private Elements of record in Instrumnet #200001070002402, formerly Lot 401 Brookside Park Townhomes, Phase One, a Horizontal Property Regime with Private Elements of record in Book 11700, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Clampitt and wife, Brenda Clampitt, by Deed from Premier Real Estate Services, LLC of record on June 3, 2002 in Instrument No. 20020603-066720, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 755 Tulip Grove Road # 1301, Hermitage, Tennessee 37076
(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/our hand(s) this 31st day of January, 2007.

John Clampitt

Brenda Clampitt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John Clampitt and wife, Brenda Clampitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 31st day of January, 2007.

My Commission Expires:

Notary Public

My Commission Expires:
09/08/07