File #2007061

Davidson County DEEDWARR
Recvd: 03/05/07 09:59 2 pgs
Fees:13.00 Taxes:1184.00
20070305-0026518

MARILYN PAINTER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(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
Ryan Belwood	Equifirst Corporation	Map 171-03-0-A
(NAME) 5333 Fredericksburg Way	(NAME) P. O. Box 11693	Parcel 176
(ADDRESS) Brentwood, TN	(ADDRESS) Jacksonville, FL 32239-1893	
(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, Scott D. Kunkel and wife, Holly A. Kunkel, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ryan Belwood and Amanda Brown, Both 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. 58 on the Plan of Section 6B Fredericksburg of record in Plat Book 9700, Page 151, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott D. Kunkel and wife, Holly A. Kunkel by deed dated May 30, 2000 from Donald P. Vogt and wife, Karen Vogt of record in Instrument Number 20000601-0054521, Register's Office for Davidson County, Tennessee.

This is improved property known as 5333 Fredericksburg Way, Brentwood, TN,

This conveyance is subject to Corporation charter of Fredericksburg Homeowners' Association, Inc. of record in Book 8920, Page 40; Subject to all matters shown on the Plan of Fredericksburg PUD Boundary Plat of record in Plat Book 7900, Page 509; Fredericksburg Amenities Area deeded to Radnor Development Corporation from the Neiderhausers et al. of record in Book 9443, Page 538, and the Plan of said areas of record in Book 9700, Page 509; By-Laws of Fredericksburg Homeowners' Association, Inc. of record in Book 8920, Page 45 as amended in Book 10694, Page 539; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Fredericksburg of record in Book 8920, Page 65 as amended in Book 9500, Page 393 and Book 9860, Page 840, and further amended in Book 10694, Page 541; Subject to all matters shown on the Plan of Section 6B, Fredericksburg of record in Plat Book 7900, Page 509 as amended in Book 9700, Page 151, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 5333 Fredericksburg Way, Brentwood, TN
(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 28th day of February, 2007.

Scott D. Kunkel

Holly A. Kunkel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Scott D. Kunkel and Holly A. Kunkel, 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 28th day of February, 2007.

Marilyn Painter

Notary Public

My Commission expires; 1-20-09

(SEAL)



Mail After Recording To:

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