Davidson County DEEDWARR
Recvd: 04/26/07 14:18 2 pgs
Fees:13.00 Taxes:370.00

20070426-0050009

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45206

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$100,000.00.**

Rebecca D. Rice
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 **DAY OF APRIL, 2007.**

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11/24/07

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

ADDRESS OF NEW OWNER AS FOLLOWS :
**JOSHUA BRUMMETT**
**2223 White Avenue**
**Nashville, TN 37204**

SEND TAX BILLS TO:
American Home Mtg.
4560 Regent Blvd Ste100
Irving, TX 75063-2250

MAP-PARCEL
**105-14-118**

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 **We, MATTHEW BEN MEDNICK and wife, DEBORAH ANN MEDNICK**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA BRUMMETT**

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. 5, of Block 13 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County, to which plan reference is herein made for a more complete description of metes and bounds.**

**BEING part of the same property conveyed to Matthew Ben Mednick and wife, Deborah Ann Mednick by Quitclaim Deed from Elaine Mednick and husband, Norman Mednick of record in Book 10151, page 239, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Matthew Ben Mednick and wife, Deborah Ann Mednick, and Elaine A. Mednick by deed from Douglas P. Hardin and wife, Anne K. Hardin, of record in Book 10078, Page 240, Register's Office for Davidson County, Tennessee.**

**This is unimproved property known as 2223 White Avenue, Nashville, Tennessee 37204**

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 our hands this 13th day of April, 2007.

MATTHEW BEN MEDNICK

DEBORAH ANN MEDNICK

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

On this the 13th day of April, 2007, before me personally appeared J. CHARLES KELLEY, to me known to be the person who executed the foregoing instrument in behalf of MATTHEW BEN MEDNICK and wife, DEBORAH ANN MEDNICK, as their Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said J. CHARLES MATTHEW BEN MEDNICK and wife, DEBORAH ANN MEDNICK, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010