**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy**
**Hermitage, TN 37076**

Davidson County DEEDWARR
Recvd: 10/04/07 11:13 2 pgs
Fees:13.00 Taxes:480.63

20071004-0118409

**15-0708-151219**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $129,900.00**

**Affiant**

**Subscribed and sworn to before me, this 28th day of September, 2007.**

**Notary Public**
**My commission expires:** 06/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Brandon G. Etheridge | Greentree Mortgage Co., LP | 063-12-0-028.00 |
| 4505 South Trace Blvd | P. O. Box 830 | |
| Old Hickory TN 37138 | Marlton, NJ 08053 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vance Prugar, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon G. Etheridge, unmarried, and Katherine Marie Deathridge, unmarried, hereinafter called the Grantees, their successors 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. 27, on the Plan of Southfork (erroneously referenced in prior deed as Southford), Section Two, of record in Book 6250, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vance Prugar and wife, Kelley Prugar by deed from Seth Michael Barnes and wife, Scarlett Meador Barnes, dated April 26, 1999, recorded April 28, 1999, of record in Book 11451, Page 843, Register's Office for Davidson County, Tennessee. The said Vance Prugar and Kelley Prugar were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 00D-2665. Kelley Prugar conveyed her interest in subject property to Vance Prugar by Quitclaim Deed dated September 26, 2000, recorded September 27, 2000, of record in Instrument No. 20000927-0095845, re-recorded in Instrument No. 20030506-0059796, said Register's Office.

Kelley Prugar and Kelley Suzanne Prugar are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Vanessa Prugar, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This property is improved property known as 4505 South Trace Blvd, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of September, 2007.

Vance Prugar

Vanessa Prugar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vance Prugar and Vanessa Prugar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 28th day of September, 2007.

JENNIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires : 05/03/2010