THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/24/08 09:02 2 pgs
Fees:13.00 Taxes:599.40
20080424-0041739

WARRANTY DEED

ADDRESS NEW OWNER:	Send Tax Bill To:	MAP-PAR. NO.
ANNIE HARRIS 346 NESBITT LANE MADISON, TN 37115	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN. 37129	04208018200

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, I, Jon Michael Brady, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Annie Harris, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3, on the Plan of Fillmore Place, of record in Instrument: 20050614-0067969, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to notes on plat of record in Instrument: 20050614-0067969, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements including but not limited to minimum building setback lines, drainage and utility easements and reserved building areas, of record in Instrument: 20050614-0067969, said Register's Office.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.

Being the same property conveyed to Jon Michael Brady from Bobby J Goad, Jr. by Warranty Deed dated 02/02/2007 of record in Instrument #20070205-0015037, Register's Office for said County.

This is improved property known as: 346 Nesbitt Lane Madison, TN 37115

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of March, 2008.

JON MICHAEL BRADY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Michael Brady with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this ~~18th~~ 3rd day of ~~March~~ April, 2008.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$154,500.00~~ $162,000.00

Affiant

Subscribed and sworn to before me this 18th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:_____

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011