WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

MELANIE D. DURAN NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale E. Bilbrey	New owner	Map 136-16-B Parcel 3200CO
(NAME)	(NAME)	
466 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ryan Brown, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale E. Bilbrey, an unmarried man, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 32 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan Brown, a married man and Katherine Brown, his wife, by warranty deed of Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20050301-0022541, conveyance dated February 18, 2005, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed from Katherine Brown to Ryan Brown of record in Instrument No. 20080528-0054303, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 County Tax a lien but not yet due and payable. Map 135.16/B/32.00CO HOA Charter of record in Instrument No. 200211060136458, said Register's Office. Declaration of covenants, conditions and restrictions of record in Instrument No. 200211040134724, amended in Instrument Nos. 200306100080281 and 200505200056888, said Register's Office. By-Laws of record in Instrument No. 200211060136459, said Register's Office. Conveyance of Open Space of record in Instrument No. 200211200144369, said Register's Office. Stormwater detention agreement of record in Instrument No. 200211200144369, said Register's Office. Subject to all matters appearing of record in Instrument No. 20021120-0143949, Register's Office of Davidson County, Tennessee.

This property, known as 466 Flintlock Court, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 05/28/08 13:13 2 pgs
Fees:13.00 Taxes:456.95
20080528-0054304

Witness my/our hand(s) this 15th DAY OF MAY, 2008.

Ryan Brown

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Brown, with whom I am personally acquainted (or provided 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, this the 15th day of May, 2008.

Notary Public My Commission Expires: 6/14/08

(SEAL)

