Return To:
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 09/18/08 11:57 3 pg
Fees:18.00 Taxes:1036.00
20080918-0095357

This Instrument Prepared by Harry Schmitt
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-17103

WARRANTY DEED

THIS INDENTURE, made this 22 day of April, A.D., 2008, between **Gregory W. Brenner and Andria A. Brenner, his wife**, of the City of Nashville, State of TN, First Parties, and and **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003,** of the City of Wayne, State of PA, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN **DOLLARS** ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Final Plan of Traceside, Section 11, of record in Instrument 200009220094253, amending Plat Book 11700, pages 59-61, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory W. Brenner, married, by Warranty Deed from Chad M. Charapata and wife, Amber Charapata, of record in Instrument Number 20060606-0066593, Register's Office for DAVIDSON County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE EXHIBIT "A" ATTACHED

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Gregory W. Brenner (L.S.)

_____(L.S.) Andria A. Brenner (L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Gregory W. Brenner and Andria A. Brenner, his wife,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 22nd day of April 2008

Holly Watkins
Notary Public

My Commission expires July 5, 2011

HOLLY WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2011

Map 115-16 Group A
Parcel 395.00 CO

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Trustees under Declaration of Trust dtd 5/1/03
ADDRESS Two Devon Sq, Ste 200, 744 W. Lancaster ave
Wayne PA 19087

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Same
ADDRESS_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $280000.00. Affiant _____.

Subscribed and sworn to before me this 5 day of Sept 2008.

Notary Public Denise C. Allis

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

5/8/12 Exp.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 115-16, GRP A, PARCEL 395.00 CO).

2. All matters as set forth on the Final Plat of Traceside Section 11 of record in Plat Book 11700, pages 59-61 and amended in Instrument Number 20000922-0094253, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Traceside Subdivision Restrictive Covenants of record in Book 9236, page 504; and as amended in Book 9435, page 493, Book 9677, page 675, Instrument Number 20001114-0112667, Instrument Number 20020111-0004996 and Instrument Number 20020116-0006610, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Traceside Homeowner's Association, Inc. of record in Book 9668, page 899, said Register's Office.

5. Charter of Traceside Homeowners Association, of record in Book 9668, page 894, said Register's Office.

6. Utility Easement of record in Book 7598, page 747, Register's Office for DAVIDSON County, Tennessee.

7. Right-of-Way Easement of record in Book 3533, page 299, Register's Office for DAVIDSON County, Tennessee.

8. All matters as set forth on the Traceside Section 11 P.U.D. Boundary Plat of record in Book 7900, page 795, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.