RET

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 10/01/08 10:13 2 pg Fees:13.00 Taxes:1073.00 20081001-0099476

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009320

MAP - PARCEL NO: 160-11-62

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Elite Home Loans 109 Westpark Dr., Ste 109 Brentwood, TN 37027	Peter A. Brown 5605 Trousdale Dr. Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PHILLIP SCHARRE, married**, have bargained and sold and by these presents do transfer and convey unto **PETER BROWN and wife, MARY ANGELA BROWN** , their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hearthstone, Phase 9, as of record in Book 6900, page 374, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Scharre by deed from Gaile B. Osburn, of record in Instrument No. 20031001-0144819, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2008 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 6900, page 374, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 7302, page 92, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

ANNETTE SCHARRE, wife of **PHILLIP SCHARRE,** joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to **PHILLIP SCHARRE.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 29th day of September, 2008.

PHILLIP SCHARRE

ANNETTE SCHARRE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHILLIP SCHARRE and wife, ANNETTE SCHARRE** , the bargainor(s), 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 seal, at office, on this 29th day of September, 2008.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$290,000.00**.

Affiant

SWORN TO and subscribed before me on this 29th day of September, 2008.

My Commission Expires:
7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY