Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/05/09 13:33 2 pgs
Fees:13.00 Taxes:536.50
20090105-0000742

WARRANTY DEED

P-08-3937

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/20/10
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany I. Brackett	Countrywide Home Loans	
3937 Calumet Drive	(NAME) 3011 Armory Drive, Suite 120	150-14-0A-045.00 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID M. KENT, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BETHANY *I. BRACKETT AND RAYMOND **P. BRACKETT, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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. 45 on the Plan of Calumet, Phase II, of reord in Plat Book 7900 page 367, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to David M. Kent, married, by Deed from Karen B. Moore, married dated September 3, 2004, of record in Instrument #20040922-0114095, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3937 Calumet Drive, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 30th day of December, 2008.

David M. Kent

Stephanie Kent

STATE OF Michigan

COUNTY OF Ingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Kent and Stephanie Kent, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2008.

Notary Public

JO WILKE
Notary Public, Ingham County, Michigan
Acting in ~~Eaton County~~ Ingham Co.
My Commission Expires December 25, 2010

My Commission Expires:

(SEAL)

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800