THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

From: Celinda Joyce Hughes

To: Tracey L. Brady and William P. LeBlanc

Davidson County DEEDWARR
Recvd: 03/02/09 10:22 2 pgs
Fees:13.00 Taxes:440.30
20090302-0017899

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Tracey L. Brady and William P. LeBlanc 3601 Lipton Place Antioch, TN 37013	New Owner	150-14-0-074.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Tracey L. Brady
Affiant

MICHELLE MANGRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 19 day of February, 2009.

Michelle Mangrum
Notary Public
My Commission Expires: 9-19-2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Celinda Joyce Hughes** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Tracey L. Brady and William P. LeBlanc**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Lake Towne Park, Section 6, of record in Plat Book 6900, Page 832, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Celinda Joyce hughes, by QuitClaim Deed, from Randall Eugene Hughes, of record in Book 9972, Page 587, Register's Office for Davidson County, Tennessee, dated March 6, 1996 and recorded March 7,1996

THIS IS **IMPROVED** PROPERTY KNOWN AS 3601 Lipton Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 19th day **of February, 2009.**

Celinda Joyce Hughes

Celinda Joyce Hughes

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Celinda Joyce Hughes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 19th day of February 2009.

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michelle Mangrum

Notary Public

My Commission Expires: 9-19-2011