Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090029122 DEEDWARR
Recvd: 05/04/09 14:03 2 pgs
Fees: 13.00 Taxes: 680.80
20090504-0040581

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $184,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2009.

Notary Public

My commission expires: 3-20-10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sandra G. Bullar	Countrywide Bank, FSB	Map: 104-01
3805 Sentinel Drive	P.O. Box 10423	Parcel: 105
Nashville, TN 37209	Van Nuys, CA 91410	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY S. BROCK, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA G. BULLAR, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of the Second Revised Valley View Subdivision, Section One, of record in Book 2331, page 113, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Brock by deed from Dawn K. Perkerson and husband Michael F. Perkerson of record in Book 8941, page 821, said Register's Office, dated May 5, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3805 Sentinel Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of April, 2009.

Jeffrey S. Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey S. Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2009.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

Joan Brock, spouse of Jeffrey S. Brock, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Joan Brock signed by Jeffrey S. Brock, her attorney-in-fact
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2009, before me personally appeared Jeffrey S. Brock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joan Brock as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Joan Brock.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY