BILL GARRETT, Davidson County
Trans:T20090035894 DEEDWARR
Recvd: 06/01/09 13:42 2 pgs
Fees:13.00 Taxes:888.00
20090601-0050144

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brandi Brammer Cayce
717 Collins Trace Court
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Magna Bank fka 1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP	**155-8**
GROUP	**C**
PARCEL	**191.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin D. Hill and wife, Camille Hill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brandi Brammer Cayce, married**, hereinafter called the GRANTEE, her 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. 191 on the Plan of on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, pages 339-347, as amended in Plat Book 7900, pages 888-889, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D. Hill and wife, Camille Hill by deed from Douglas R. Stacey and wife, Emily E. Stacey of record in Instrument no. 20050525-0058815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **717 Collins Trace Court, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **22nd** day of **May, 2009.**

Kevin D. Hill

Camille Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kevin D. Hill and wife, Camille Hill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2009.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of May, 2009.

NOTARY PUBLIC

My Commission Expires: 7-19-09