WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $114,500.00

Affiant

Subscribed and sworn to before me this 31 August, 2009.

Notary Public

My Commission expires: 8/5/13

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathon Brawner	Guaranty Trust Company	061-14-0-081.00
1066 Horseshoe Drive	P. O. Box 1218	
Nashville, TN 37206	Murfreesboro, TN 37133-1218	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Phillip Willis and wife, Casey Willis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathon Brawner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Locust Grove Estates, of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Willis and wife, Casey Willis, by deed from Larry Burge, unmarried and Jerry Cook, unmarried, on February 6, 2004, of record in Instrument Number 20040210-0016163, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 11, Register's Office Davidson County, Tennessee.

This is improved property known as: **1066 Horseshoe Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 31, 2009.

Phillip Willis

Casey Willis

BILL GARRETT, Davidson County
Trans:T20090063344 DEEDWARR
Recvd: 09/16/09 10:47 2 pgs
Fees:13.00 Taxes:423.65
20090916-0086405

RETURN TO:
First National Financial Title Services
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

N16111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phillip Willis and wife, Casey Willis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2009

My commission expires 8/23/11

Notary Public

