# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>Damien Harris<br>1314 Pellican Point<br>Madison, Tennessee 37115 | SEND TAX BILLS TO:<br>Mortgage Investors Group<br>8320 EAST WALNUT Spring LN<br>Suite 200<br>Knoxville, TN 37923 | MAP-PARCEL NUMBERS:<br>052080A17400CO |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**WAINWRIGHT BRUSCH (a/k/a WAIN WRIGHT BRUSCH) and wife, LADONNA BRUSCH**

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

**DAMIEN HARRIS, a single man**

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 174 on the Plan of Heron Walk Phase One Section Two of record in Book 9700, Page 386, Register's Office for said County.

BEING the same property conveyed to Wain Wright Brusch, unmarried, by warranty deed from Allen Earps and wife, Betty F. Earps of record in Book 10863, Page 740, in the Register's Office for Davidson County, Tennessee.

LaDonna Brusch joins in this conveyance to convey any marital interest she may possess in the property.

This is improved property known as **1413 Pellican Point, Madison, Tennessee 37115**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this the 23rd day of September, 2009.

Wainwright Brusch by [illegible], Attorney-in-fact
**WAINWRIGHT BRUSCH**

LaDonna Brusch by [illegible], Attorney-in-fact
**LADONNA BRUSCH**

BILL GARRETT, Davidson County
Trans:T20090065539 DEEDWARR
Recvd: 09/25/09 12:22 2 pgs
Fees:13.00 Taxes:466.20
20090925-0089325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAINWRIGHT BRUSCH and LADONNA BRUSCH by Sarah Gruenwald, their attorney in fact, with full authority to sell and convey as evidenced by the Power of Attorney recorded in the Register's Office for Davidson County, Tennessee,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 25th day of September 2009.

NOTARY PUBLIC
My Commission Expires: 10 - 23 - 12

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $126,000.00.

AFFIANT

Sworn to and subscribed to before me this 23 day of September, 2009.

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-21-13