Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090069735 DEEDWARR
Recvd: 10/13/09 13:37 2 pgs
Fees:13.00 Taxes:684.50
20091013-0094980

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2009.

Notary Public
My commission expires: 9/8/2013

07-0909-84082

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Brandon D. Mead<br>601 Old Hickory Blvd., Unit 104<br>Brentwood TN 37027 | SunTrust Mortgage, Inc.<br>P. O. Box 79041<br>Baltimore, MD 21279-0041 | 171-03-0-B287.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry W. Bentley and wife, Elaine M. Bentley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon D. Mead, and spouse Rachel A. Ray**, hereinafter called the Grantees, their successors 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 Unit No. 49, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Bentley and wife, Elaine M. Bentley by deed from Crockett Associates LTD, dated April 9, 2001, recorded April 17, 2001, of record in Instrument No. 20010417-0037584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 957, said Register's Office, which Plan shows a minimum building setback line and easement for to which Plan reference is hereby made for a more complete description. Restrictions of record in Book 7798, page 843 and the Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9860, page 840, Book 11550, page 531, Book 11682, page 75, Book 8920, page 45, Book 11550, page 554, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10694, page 539, Book 9500, page 393, Doc. No. 20000718-0070558, rerecorded in Doc. No. 20050705-0076596, Book 10126, page 486, Book 10275, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 601 Old Hickory Blvd., Unit 104, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 5th day of October, 2009.

Jerry W. Bentley

Elaine M. Bentley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry W. Bentley and Elaine M. Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 5th day of October, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

