Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090070449 DEEDWARR
Recvd: 10/16/09 09:07 2 pgs
Fees: 13.00 Taxes: 299.70
20091016-0095829

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2009.

Notary Public

My commission expires: 7-29-13

TAHIRA J. PYSZKA STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

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:
James Brightman	Franklin American Mortgage	Map: 71-08
515 Norton Avenue	501 Corp. Centre Dr., Ste 400	Parcel: 150
Nashville, TN 37207	Franklin, TN 37067	

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, **BRIAN KEANE AND RACHEL LOY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BRIGHTMAN, A SINGLE MAN**, 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. 126 on the Plan of Joywood Heights, Section 1, of record in Book 1130, page 91, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Keane by Special Warranty Deed from U.S. Bank, NA, by its duly authorized attorney in fact Residential Funding, LLC fka Residential Funding Corp., of record in Instrument Number 20071101-0129154, Register's Office for Davidson County, Tennessee, dated October 22, 2007.

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 515 Norton Avenue, Nashville, TN 37207.

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 14th day of October, 2009.

Brian Keane by Aaron Armstrong his ATTORNEY-IN-FACT

Brian Keane, by Aaron Armstrong as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2009, before me personally appeared Aaron Armstrong, 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 _Brian Keane as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Brian Keane.

Witness my hand and seal this 14th day of October, 2009

Steven T. Morris

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: ~~November 22, 2010~~ July 8, 2013

Rachel Loy, spouse of Brian Keane, 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.

Rachel Loy by Aaron Armstrong her ATTORNEY-IN-FACT

Rachel Loy by Aaron Armstrong, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2009, before me personally appeared Aaron Armstrong, 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 _Rachel Loy as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Rachel Loy.

Witness my hand and seal this 14th day of October, 2009

Steven T. Morris

Notary Public

My Commission Expires: ~~November 22, 2010~~ July 8, 2013

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013