Return To:
File: 9009166

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County Trans:T20090075334 DEEDWARR Recvd: 11/04/09 13:21 2 pgs Fees:13.00 Taxes:545.75 20091104-0102002	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $140,500.00. Selina Harris Affiant Subscribed and sworn to before me, this the 28th day of October, 2009. Jennifer Marie Crowell Notary Public My commission expires: JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY Jennifer Marie Crowell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires April 19, 2010

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:
Phillory Korane Bracey LaShonda P. Braden	New Owner	Map: 150-9-B
921 Forest Pointe Lane		Parcel: 31.00C0
Antioch, TN 37013		

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, **GERALD J. ANTOINE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLORY KORANE BRACEY, A SINGLE PERSON, AND LASHONDA P. BRADEN, A SINGLE PERSON, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, 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. 31 on the First Revision, Forest Pointe, Phase II, as of record in Book 9700, page 138, Registers' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald J. Antoine, unmarried by deed from Nathan J. Stremming and wife Amy B. Stremming of record in Instrument 200508170097756, Register's Office for Davidson County, Tennessee, dated July 25, 2005.

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 921 Forest Pointe Lane, Antioch, TN 37013.

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 28th day of October, 2009.

Gerald J. Antoine

STATE OF New Jersey
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerald J. Antoine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2009.

KARINA PINHEIRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 25, 2013

Notary Public

My Commission Expires: _____