Return To:

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010195

BILL GARRETT, Davidson County
Trans:T20100033194 DEEDWARR
Recvd: 06/02/10 10:45 2 pgs
Fees:13.00 Taxes:554.63
20100602-0042322

Send Tax Bills To:
Elite Home Loans

109 Westpark Drive #260
Brentwood, TN 37027

New Owner is:
David M. Ernst
5242 Edmondson Pike #117
Nashville, TN 37211

MAP: 147-04-0

PARCEL: 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael K. Napier and Anne Elise Napier**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David M. Ernst, unmarried** and **Karen C.Braswell, unmarried** , herein after referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property known as: **3684 Richbriar Court, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 283 on the Plan of Hillbrook, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael K. Napier and wife, Anne Elise Napier, by Warranty Deed from Addie M. Blaydes, unmarried, dated 1-25-01 and recorded 1-26-01 in Instrument No. 20010126-0008181, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MKN AEN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 2010.

GRANTOR(S):

Michael K. Napier

MICHAEL K. NAPIER

Anne Elise Napier

ANNE ELISE NAPIER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael K. Napier and Anne Elise Napier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of May, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of May, 2010.

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: