BILL GARRETT, Davidson County
Trans:T20100034185 DEEDWARR
Recvd: 06/04/10 15:24 2 pgs
Fees:13.00 Taxes:1491.45
20100604-0043645

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,095.00

Joy Bruce

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-19-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
DONALD BRUCE	New Owner	087-10-0-A/004.00
(NAME) 112 AARONS CRESS BLVD.	(NAME)	
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, E.B. HOMES, INC., HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD BRUCE AND JOY BRUCE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NUMBER 104, AARONS CRESS, PHASE 1-A, A CLUSTER LOT DEVELOPMENT OF RECORD IN PLAT INSTRUMENT NUMBER 20061219-0156396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO E.B. HOMES, INC. BY WARRANTY DEED FROM HERMITAGE DEVELOPERS, INC., A TENNESSEE CORPORATION, RECORDED ON JANUARY 2, 2007 IN INSTRUMENT NO. 20070102-0000576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 112 AARONS CRESS BLVD., HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Eddie Barham

E.B. HOMES, INC.
BY: EDDIE BARHAM, PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, EDDIE BARHAM AS PRESIDENT FOR E.B. HOMES, INC., with full power and authority so to do, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of May, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

