WARRANTY DEED

ET-10-1790

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 04-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D. Brazzell	Franklin American Mortgage	
1805 Kaylee Meadow Lane (ADDRESS)	501 Corporate Centre Dr; Ste 400 (NAME) (ADDRESS)	098130C09800CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER CLAY JONES, SR. AND WIFE, LEIGH ANN JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY D. BRAZZELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 125, PHASE FOUR, SECTION ONE, THE MEADOWS OF SEVEN POINTS, as shown on plat of record in Instrument No. 20040227-0022425, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Clay Jones, Sr., and wife, Leigh Ann Jones by Warranty Deed from Frank Batson Homes, Inc., recorded on the 1st day of November 2004, in Instrument No. 20041101-0130789, in the Register's Office of Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions recorded in Book 11670, Page 822; and to Charter of Meadows of Seven Point Homeowners' Association, recorded at Instrument No. 20000322-0028986; and to Stormwater Detention Agreement as set forth in instrument recorded in Book 11681, Page 411, Book 11738, Page 776 and Instrument No. 20010626-0067703; and to Quitclaim Deed for open space, recorded at Instrument No. 20090107-0001612, ALL in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record.

unimproved ( )
This is improved (X) property, known as 1805 Kaylee Meadow Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of ~~May, 2010~~.

Christopher Clay Jones, Sr.

Leigh Ann Jones

BILL GARRETT, Davidson County
Trans: T20100034313 DEEDWARR
Recvd: 06/07/10 10:03 2 pgs
Fees: 13.00 Taxes: 1017.50
20100607-0043873

STATE OF Tennessee

COUNTY OF Wilson

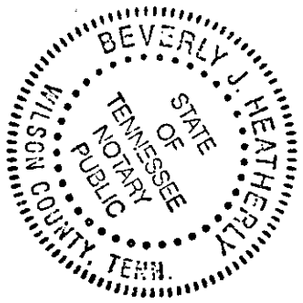
On this the 28th day of May, 2010, before me personally appeared Christopher Clay Jones, Sr. and Leigh Ann Jones to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 04-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520