BILL GARRETT, Davidson County
Trans:T20100038740 DEEDWARR
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Fees:13.00 Taxes:1121.10



20100625-0049642

(1)

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461
#813B

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lee Warren and wife, Angela Warren	Same	Map 172-14-0A-
1513 Bracbury Circle		Parcel 089.00-CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jason A. Webster and wife, Kelly Webster,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Lee Warren and wife, Angela Warren*,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.85, on the Plan of Wexford Downs, Section Two, a P.U.D., of record in Plat Book 9700, pages 593-594, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason A. Webster and wife, Kelly Webster by warranty deed dated November 21st, 2007 from Regions Bank of record in Instrument No. 20071130-0138725, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 10292, page 51, 10792, page 822, and Instrument No. 20000810079498, said Register's Office.**
3. **Deed of Conveyance to Metro Government and Wexford Downs HOA of record in Book 11201, page 766, Book 11444, page 149, Book 11444, page 177 and in Book 10937, page 791, said Register's Office.**
4. **Easements of record in Book 10529, page 560, Instrument No. 20020807-0095117, and 10359, page 615, said Register's Office.**
5. **Any and all matters appearing of record in Plat Book 9700, pages 593-594, said Register's Office.**

This is improved property commonly known as 1513 Braebury Circle, Nashville, TN 37211.

* also known as Angela Evins Warren

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $303,000.00.

Jason A Webster
Affiant

Subscribed and sworn to before me this
21 day of **June, 2010.**

D Painter Rose
Notary Public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21 day of **June, 2010.**

Jason A Webster
Jason A. Webster

Kelly Webster
Kelly Webster

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason A. Webster and Kelly Webster**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument for the therein contained..

WITNESS my hand and official seal at Nolensville, Tennessee,
this 21 day of **June, 2010.**

D Painter Rose
Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011