BILL GARRETT, Davidson County
Trans:T20100059751 DEEDWARR
Recvd: 09/22/10 14:00 2 pgs
Fees:13.00 Taxes:181.30

20100922-0075475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$49,000.00** (Forty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of August, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(NOTARY SEAL)

My Commission Expires AUG. 23, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Peggy Garner 420 Walton Lane Madison,TN 37115	Peggy Garner 218 Diane Drive Madison, TN 37115	051150A05100CO

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK DALE BRADY, MARRIED, DARRYL RICHARD BRADY, MARRIED AND DANNY THOMAS BRADY, MARRIED**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PEGGY GARNER, KENNETH D. GARNER, WIFE AND HUSBAND, SUSAN L. GARNER, MARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. K-15 as shown on the Plat of Quail Creek condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Assocaition, all as described in Book 6328, page 44 et seq., said Register's Office.

Being the same property conveyed to Edna Brady by deed from Darryl R. Brady and spouse, Rebecca S. Brady, by deed of record as Instrument No. 20080904-0090741. The said Edna Brady having since died, her will probated as file number 09P1250 Probate Clerks Office for Davidson County, Tennessee. The said Edna Brady devised the subject property to Frank Dale Brady, Darryl Richard Brady and Danny Thomas Brady.

This property has never been the marital domicile of Frank Dale Brady, Darryl Richard Brady or Danny Thomas Brady.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **420 WALTON LANE** **MADISON,TN37115**

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. Whenever 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, this 12th day of August, 2010

Frank Dale Brady
Frank Dale Brady

Danny Thomas Brady
Danny Thomas Brady

Darryl Richard Brady
Darryl Richard Brady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of August, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frank Dale Brady, Darryl Richard Brady and Danny Thomas Brady** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of August, 2010.

Deborah Tubbs
Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

LTSR Number:

GTE File: 201(