BILL GARRETT, Davidson County
Trans:T20100074033 DEEDWARR
Recvd: 11/22/10 14:52 2 pgs
Fees:13.00 Taxes:1457.80
20101122-0093503

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100900681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
12th day of NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 8/19/12

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD BRUNDIGE 1554 NEELYS BEND COURT MADISON, TN 37115	FIDELITY BANK MORTGAGE 3 Corporate Square, Suite 700 Atlanta, GA 30329	062-00-0-253.00

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, WE,

STEPHANIE GLADHART AND HUSBAND, VICTOR GERALD CAREAGA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD BRUNDIGE, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Resubdivision of Robert L. Sylar Property, of record in Instrument Number 20000503-0044732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephanie Gladhart by Warranty Deed from Robert L. Sylar and wife, Evelyn Sylar, dated 5/23/05 and recorded 5/25/05 in Instrument Number 20050525-0058942, Register's Office for Davidson County, Tennessee.

The undersigned Victor Gerald Careaga husband of Stephanie Gladhart joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property but not limited to, his homestead, dower, and any other marital rights.

This is improved (X) property known as **1554 NEELYS BEND COURT, MADISON, TN 37115**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th day of NOVEMBER, 2010.

Stephanie Gladhart by John Brackeen, attorney in fact
STEPHANIE GLADHART BY JOHN BRACKEEN, ATTORNEY IN FACT

Victor Donald Careaga by John Brackeen, attorney in fact
VICTOR GERALD CAREAGA BY JOHN BRACKEEN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of November, 2010, before me personally appeared John Brackenn to me known to be the person who executed the foregoing instrument in behalf of Stephanie Gladhart and Victor Gerald Careaga as their Attorney in Fact, and acknowledged that they executed the same as the free act and deed of the said Stephanie Gladhart and Victor Gerald Careaga.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2010.

Commission Expires: 8/18/12

Notary Public

TONJA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY