(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me this 29th day of November, 2010.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

10-0406

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather B. Garvey	Fairway Independent Mortgage Corp.	180-2-A
1020 Stone Ridge Drive	771 Lois Drive	032.00 CO
Nashville, TN 37211	Sun Prairie, WI 53590	

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, we **David A. Brubaker and Jennifer D. Brubaker, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heather B. Garvey, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, of record in Instrument No. 20031027-0157621, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David A. Brubaker and Jennifer D. Brubaker, husband and wife, by deed from Drees Premier Homes, Inc., an Ohio corporation, dated August 31, 2006, recorded in Instrument No. 20060907-0110713, Register's Office for said County.

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

This is improved property located at **1020 Stone Ridge Drive, Nashville, TN 37211.**

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.

BILL GARRETT, Davidson County
Trans:T20100076317 DEEDWARR
Recvd: 12/03/10 10:50 2 pgs
Fees:13.00 Taxes:1106.30
20101203-0096467

Witness our hands this 29th day of November, 2010.

David A. Brubaker

Jennifer D. Brubaker

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 **David A. Brubaker and Jennifer D. Brubaker, husband and wife**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of November, 2010.

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12

