Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/11 15:22 2 pgs
Fees:13.00 Taxes:388.50
20110111-0002973



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Brandi A. Kinzer
Affiant

Subscribed and sworn to before me this 7th day of January 2011

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brandi A. Kinzer	Wells Fargo Bank, N.A.	149-11-0-A-055.00 CO
1401 Rice Hill Circle	121 Suburban Road, 1st Floor	
Antioch, TN 37013-2144	Knoxville, TN 37923-5588	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **M-Pulse Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandi A. Kinzer, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 55 on the plan of Phase 3, Rice Hill, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M-Pulse Properties, LLC, from The Bank of Mellon fka The Bank of New York as Trustee, by deed on August 12, 2010, of record in Instrument Number 20100903-0070226, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, page 292, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6812, page 48, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 6824, page 986; and in Book 8348, page 517, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7097, page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1401 Rice Hill Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 7, 2011.

M-Pulse Properties, LLC

BY: _____
Brandon McDonald, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of January, 2011, before me, appeared **Brandon McDonald,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **M-Pulse Properties, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Brandon McDonald** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/19/14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY