Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0009

BILL GARRETT, Davidson County
Trans:T20110008138 DEEDWARR
Recvd: 02/08/11 09:59 2 pgs
Fees:13.00 Taxes:518.00
20110208-0011016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE28th day of January, 2011

Notary Public
Commission Expires: 2-28-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Barbara J. Major
Robert J. Major
1025 Bret Ridge Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Wells Fargo Bank, NA
3480 State View Blvd.
Fort Mill, SC 29715-7203

MAP & PARCEL
086-07-0A-007.00 CO

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,

Brenda Keith, formerly known as Brenda East, and husband Charles Puls

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara J. Major and Robert J. Major, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bret Ridge of record in Plat Book 6900, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brenda East, by Warranty Deed from Robert L. Sheffield and wife, Barbara S. Sheffield, dated 2-19-02 and recorded 2-28-02 in Instrument No. 20020228-0025752, in the Register's Office of Davidson County, Tennessee. The said Brenda East obtained title to subject property individually, however at the time she was married to Richard H. East, who did not take title to subject property. The said Brenda East and Richard H. East having since divorced by Final Decree No. 04D-259, in the Eighth Circuit Court for Davidson County, Tennessee at Nashville, whereby any and all interest in said property was divested from Richard H. East and vested solely in Brenda East. After said divorce, the said Brenda East began using her maiden name and being known as Brenda Keith and/or Brenda S. Keith. The said Brenda Keith having since married Charles Puls, but retains the use of of her maiden name Brenda Keith and/or Brenda S. Keith. Brenda East and Brenda Keith, and Brenda S. Keith is one and the same person.

The said Charles Puls joins in this conveyance for the sole purpose of conveying and and all marital interest he may have in subject property as the spouse of Brenda Keith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1025 Bret Ridge Drive Hermitage TN 37076.

BK CP

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of Jan, 2011

Brenda S. Keith

Brenda S. Keith

Charles Puls

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda S. Keith and Charles Puls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson Co, Tennessee this 28th day of January, 2011.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-20-12