BILL GARRETT, Davidson County
Trans:T20110029574 DEEDWARR
Recvd: 05/18/11 12:46 2 pgs
Fees:13.00 Taxes:1147.00
20110518-0038078

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael A. Brody-Waite
5109 Trousdale Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE: & TAX STAMPS
Flagship Mortgage Corp.
100 Old Wilson Bridge # 207
Worthington, Ohio 43085

MAP 146-16
GROUP
PARCEL 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kurt Richards, married,*** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael A. Brody-Waite and Alexandra L. Brody-Waite, husband and wife**, 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:

* MAN, AND WIFE BRANDI RICHARDS

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Brentwood Hall, Section III, of record in Plat Book 2133, page 14, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Kurt Richards, by deed dated January 10, 2006 from Shannon L. Smith, unmarried and Deanna Faye Smith, unmarried of record in Instrument no. 20060131-0011895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **5109 Trousdale Drive, Nashville, Tennessee 37220.**

*Brandi Richards, spouse of Kurt Richards, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **16th** day of **May, 2011.**

Kurt Richards

Brandi Richards

Brandi Richards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kurt Richards and Brandi Richards**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual value or consideration, whichever is greater, for ~~this transfer~~ is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2011.

Lissa Grdom
Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Comm. Exp.: 11.5.2012