BILL GARRETT, Davidson County
Trans:T20110034757 DEEDWARR
Recvd: 06/10/11 09:39 3 pgs
Fees:18.00 Taxes:638.25
20110610-0044545

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:

John P. Bright &
Chelsey Lentini
213 Bermuda Drive
Nashville, TN 37214

SEND TAX BILL TO:

Primelending
~~same~~
18111 Preston Rd
Ste 900
Dallas, TX 75252

MAP & PARCEL:

084-14-0-029.00

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, **Lauren Evans**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **John P. Bright and Chelsey Lentini, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 48 on the Plan of Section Two, Donelson Meadows, of record in Plat Book 2133, pages 100 & 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lauren Evans, unmarried, by deed from Saul F. Juliao and wife, Debra J. Juliao, of record in Instrument No. 20060829-0106538, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2011 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 2133, pages 100 & 101, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 213 Bermuda Drive, Nashville, TN 37214.

WITNESS MY HAND this 25TH day of May, 2011, in Franklin, Tennessee.

LAUREN EVANS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Lauren Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 25th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20850.2011/ml
Evans to Bright.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $172,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 25th day of May, 2011, in Mary, Tennessee.

NOTARY PUBLIC

My Commission Expires: 9/26/11

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

20850.2011/ml
Evans to Bright.wd