11-1102

BILL GARRETT, Davidson County
Trans:T20110038197 DEEDWARR
Recvd: 06/27/11 10:51 2 pgs
Fees:13.00 Taxes:777.00
20110627-0048897

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of June, 2011 by and between **Sharon R. Brady**, hereinafter referred to as GRANTOR, and **Dana B. Smith, an unmarried woman** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plat reference is hereby made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4, as amended in Book 6900, page 329, Register's Office for said County.

Master Deed of record in Book 6923, page 943 as amended in Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84 and Book 7423, page 574, Register's Office for said County.

Water Main Easement of record in Book 5155, page 2149, Register's Office for said County.

Stormwater Easement of record in Book 6385, page 895, Register's Office for said County.

Homeowners Association Charter of record in Book 6936, page 895, Register's Office for said County.

Articles of Amendment to the Charter of record in Book 7998, page 249 and Book 8267, page 270, Register's Office for said County.

By-Laws of record in Book 7423, page 567, as amended in Book 8074, page 564, Register's Office for said County.

Being the same property conveyed to Sharon R. Brady by Warranty Deed from Kristine Kaye and husband Dale R. Spears, dated May 21, 2007, recorded May 22, 2007, of record in Instrument 200705220060856, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 201 Glenstone Circle , Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Sharon R. Brady

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Sharon R. Brady, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of June, 2011.

Notary Public

My Commission Expires: My Commission Expires
October 28, 2012



Name and Address of Property Owner:
Dana B. Smith
245 Ebb Joyce Road, Bell Buckle, TN 37020

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

Map & parcel 171.02-0A-096.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

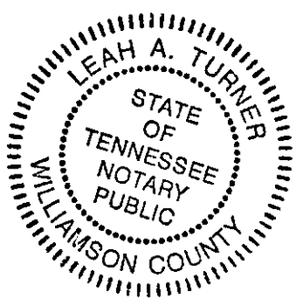
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $210,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of June, 2011.

Notary Public

My Commission Expires: My Commission Expires
October 28, 2012



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-102