Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2011.

Notary Public
MY COMMISSION EXPIRES: 8-2014
File No. G11-2385D

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

BILL GARRETT, Davidson County
Trans:T20110041405 DEEDWARR
Recvd: 07/11/11 11:01 2 pgs
Fees:13.00 Taxes:421.80
20110711-0052793

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alice Brank and Joshua M. Cloud (NAME)	Same (NAME)	92-10-105
2813 Torbett Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **B & J Home ReMakers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alice Brank and Joshua M. Cloud**, 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. 63, and the east one-half of Lot 64, T.M. STEGAR'S FIRST ADDITION OF THE OLD BARROW PLACE and unrecorded plan.

Said Lot 63 and the east one-half of Lot 64 front together 60 feet on the southside of Torbett Avenue and extend back between parallel lines 125 feet to an alley.

BEING the same property conveyed to B & J Home Remakers from Wells Fargo Bank Minnesota, by Special Warranty Deed dated August 26, 2010, as Instrument No. 201009130072662, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2813 Torbett Street, Nashville, TN 37209.

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 do 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. Whenever 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/our hand(s) this 6th day of July, 2011.

B & J HOME REMAKERS,

By: Brittany R. Petty
Brittany R. Petty, Member

July 06, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

LLC d/b/A B & J Home Remakers

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brittany R. Petty, Member for B & J Home ReMakers, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of July, 2011.

My Commission Expires: 10/23/2012

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

SUMNER COUNTY TENNESSEE NOTARY PUBLIC DANIEL L. SMITH