BILL GARRETT, Davidson County
Trans:T20110044733 DEEDWARR
Recvd: 07/25/11 10:37 2 pgs
Fees:13.00 Taxes:1159.95
20110725-0056649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $313,500.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tracy Lu	**First State Bank**	114-07-0B-160.00 CO
1449 W Running Brook Road	**7114 Hwy 70 S Ste 105**	
Nashville, TN 37209	**Nashville, TN 37221**	
		File: ST9937

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 ACKNOWLEDGE, WE,

Danny G. Brouillette, a married man and Sandra S. Brouillette, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy Lu

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 16, ADDITION TO WESTCHASE, SECTION EIGHT, as shown on plat of record in Instrument No. 20050930-0117579, corrected at Instrument No. 20060202-0013317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Danny G. Brouillette, a married man and Sandra L. Brouillette, a married woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 1st day of February, 2006 in Instrument No. 20060201-0012499, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Instrument No. 20050930-0117579, corrected at Instrument No. 20060202-0013317, in the Register's Office, Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO WESTCHASE, SECTION EIGHT, as recorded in Instrument No. 20050930-0117579, corrected at Instrument No. 20060202-0013317 in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050602-0062617, in the Register's Office of Davidson County, Tennessee.

Easement for Tennessee Valley Authority, recorded in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14.

Easement for Sanitary Sewers, recorded in Book 5222, Page 720 and Book 5258, Page 261.

Easement for Public Utilities, recorded in Book 8626, Page 852, Book 8626, Page 868 and Instrument No. 20020411-0045301.

Easement for Public Utilities, recorded in Instrument No. 20050509-0052105.

Agreement for rights in and to family cemetary and Stormwater Detention as set forth in instrument recorded in Book 2484, Page 315 and Instrument No. 20041020-0126238.

Stipulations on survey of H & H Land Surveying, Inc., dated July 24, 1997 and revised on May 7, 1998.

This is improved (__X__) unimproved (____) property known as 1449 W Running Brook Road, 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 in 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 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 21st day of July, 2011.

Danny G. Brouillette

Sandra S. Brouillette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Danny G. Brouillette and Sandra S. Brouillette , the within named Grantors, 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, at office, this 21st day of July, 2011.

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

Notary Public

My Commission Expires: