BILL GARRETT, Davidson County
Trans: T20110082660 DEEDWARR
Recvd: 12/30/11 09:27 2 pgs
Fees: 13.00 Taxes: 549.08

20111230-0102068

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2011.

NOTARY PUBLIC

My commission expires: 12/21/2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Cody and Rebecca Cody 4292 Brackenwood Drive Old Hickory, TN 37138	~~XXXXXXXXXXXXXXXXXX~~ ~~Same address as new owner~~ WR Starkey Mortgage 5055 W. Park Blvd, #300 Plano, TX 75093	06409017500

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Eight Thousand Four Hundred and 00/100 Dollars ($148,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RYAN BROWN AND WIFE, JENNIFER BROWN,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **REBECCA CODY AND MATTHEW CODY, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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. 15, on the Plan of Southfork Subdivision, Section One, of record in Book 6250, Pages 384 and 385, (erroneously referenced as Book 6230, Pages 384 and 385 in the prior deed of record) Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Ryan Brown and wife, Jennifer Brown, by Warranty Deed from Doris L. Balthrop, unmarried, dated 12/15/2006, recorded 1/8/2007, of record in Instrument # 20070108-003100, in the Register's Office for Davidson County, Tennessee.

RB JB

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of December, 2011.

RYAN BROWN

JENNIFER BROWN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Ryan Brown and Jennifer Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of December, 2011.

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 12/21/2014

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY