BILL GARRETT, Davidson County
Trans:T20120011917 DEEDWARR
Recvd: 02/17/12 09:54 2 pgs
Fees:13.00 Taxes:378.62
20120217-0013997

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Advanta Development Corporation
549 Springmont Blvd
Old Hickory, TN 37138

MORTGAGEE
First Freedom Bank
12888 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 086-07-0-A
PARCEL 020.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Larry Bragg, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Advanta Development Corporation DBA Ethan Gresham,** 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. 20 on the plan of Bret Ridge, of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Larry Bragg and wife, Anita Bragg, by Warranty Deed from Paula M. Degnan, dated June 6 1997 and filed of record in Book 10494, Page 94, Register's Office for Davidson County, Tennessee. The said Anita Bragg has since died.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7030, Page 527, and amended in Book 7047, Page 171; Charter of record in Book 6947, Page 577; Storm Water Detention Agreement of record in Book 7009, Page 940; Quitclaim Deed to Bret Ridge Homeowners Association, Inc. for Open Space of record in Book 7052, Page 305; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 121, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1229 Jackson's View Hermitage, TN 37076.**

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. 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 our hands this 16th day of February, 2012.

Larry Bragg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry Bragg, the bargainor(s) 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 and official seal this 16th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $102,330.00.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY