BILL GARRETT, Davidson County
Trans:T20120013966 DEEDWARR
Recvd: 02/27/12 11:04 2 pgs
Fees:13.00 Taxes:525.40

20120227-0016608

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 24 day of February , A.D., 20 12 , by and between

Sandy J. Brady and wife, Dionne J. Brady

First Parties, and

Millet A. Garmavi, single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING ALL OF LOT NO. 268 OF CANE RIDGE FARMS, PHASE SIX, SECTION 1, OF RECORD IN INSTRUMENT NO. 20050209-0015098, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SANDY J. BRADY AND WIFE, DIONNE J. BRADY BY DEED DATED NOVEMBER 10, 2005 FROM SIGNATURE PARTNERS, LLC OF RECORD IN INSTRUMENT 20051116-0138307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Millet A. Garmavi
2552 Kanlow Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
F&M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

CLT # 174110A35800CO

MR-BR-10305-02217

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Sandy J. Brady Dionne J. Brady

✓STATE OF Georgia
COUNTY OF Ware

Personally appeared before me, Sandy J. Brady and wife, Dionne J. Brady , 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, at office, this 10th day of February, 20 12.

✓ _____ Notary Public

My Commission Expires: July 14, 2015

CHRISTEN FRALEY
NOTARY PUBLIC
Ware County - State of Georgia
My Comm. Expires July 14, 2015

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 142,000.00. Affiant _____.

Subscribed and sworn to before me this 24th day of February, 20 12.

My Commission Expires:
5/20/14

_____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 20, 2016

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