

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2012.

NOTARY PUBLIC

My Commission Expires: 9.2.2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lacey Reeves and Justin Smithson 328 View Ridge Drive Goodlettsville, TN 37072	Sumner Bank & Trust 255 Indian Lake Blvd. Hendersonville, TN 37075	016-00-0-123

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FRED A. BRUMBACH AND VIVIAN G. BRUMBACH, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LACEY REEVES AND JUSTIN SMITHSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Section One, Ridgeview Estates, of record as Plat Book 5200, page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 39 fronts 145.00 feet on the southeasterly margin of View Ridge Drive and extends back 360.7 feet on the northeasterly line and 368.1 feet on the southwesterly line to a dead line in the rear, measuring 269.9 feet thereon.

Davidson County DEEDWARR
Recvd: 03/20/12 14:28 3 pgs
Fees:18.00 Taxes:662.30
20120320-0023654

Being the same property conveyed to FRED A. BRUMBACH and wife, VIVIAN G. BRUMBACH, by deed from LAMA TERRA LIMITED, A TENNESSEE LIMITED PARTNERSHIP, of record as Book 6064, page 292, dated May 25, 1983, said Register's Office.

This improved property is known as 328 View Ridge Drive, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15 day of March, 2012.

Fred A. Brumbach

Vivian G. Brumbach

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fred A. Brumbach and Vivian G. Brumbach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of March, 2012.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

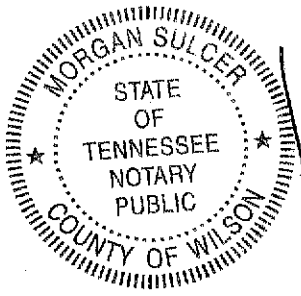
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 9/2/2013