Davidson County DEEDWARR Recvd: 04/04/12 15:28 3 pgs Fees:18.00 Taxes:427.35 **20120404-0028843**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 115,500.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2012. Notary Public My commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEREMY D. BRIANT **MICHELE M. YANKOWSKI BRIANT**	New American Mortgage, LLC	10816029400
1408 TIMBER VALLEY DRIVE	841 Seahawk Cr.	
NASHVILLE, TN 37214	Virginia Beach, VA 23452	

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,

PROPERTY ACQUISITIONS, INC

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

JEREMY D. BRIANT and MICHELE M. YANKOWSKI BRIANT, HUSBAND AND WIFE

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. 81B on the Zone Lot Division of Lots 75 and 81 of Section II, of Percy Priest Woods, of record in Plat Book 6250, Page 307, amended in Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO PROPERTY ACQUISITIONS, INC BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 11/30/11 AND RECORDED ON 12/02/11 IN INSTRUMENT NO. 20111202-0093905, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 6250, Page 307, amended in Plat Book 5800, Page 259, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1408 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214.

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 2nd day of April, 2012.

Property Acquisitions, Inc.

By: Gregory S. Baker, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gregory S. Baker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is President of Property Acquisitions, Inc., and that he is authorized by Property Acquisitions, Inc., to execute this instrument on its behalf by himself as such President.

Witness my hand this **2nd** day of **April, 2012.**

Notary Public

My commission expires: _____

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

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

