(3)

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120027454 DEEDWARR Recvd: 04/16/12 10:49 2 pgs Fees:13.00 Taxes:1110.00 20120416-0032233

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010532

MAP - PARCEL NO: 172150C00800CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Debra Bruce 2825 Brentwood Knoll Court Nashville, TN 37211	Debra Bruce 2825 Brentwood Knoll Court Nashville, TN 37211	Cash

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN ELITE CUSTOM HOMES, LLC, a Tennessee Limited Liability Company**, has bargained and sold and by these presents do transfer and convey unto **DEBRA BRUCE**, her heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Phase One, Brentwood Knoll, of record in Instrument No. 200805220052623, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Southern Elite Custom Homes, LLC by deed from Andre Jaeckle, of record in Instrument No. 20120416-0032232, Register's Office for Davidson County, Tennessee.

This is improved property known as 2825 Brentwood Knoll Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2012 Davidson County property taxes are a lien but are not yet due and payable.**
2. **All matters as shown on plan of record in Plat Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.**
3. **Easements filed in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.**
4. **Restrictive covenants of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.**

5. **Bylaws of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.**

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 5th day of April.

SOUTHERN ELITE CUSTOM HOMES LLC

By: Terry Dale Davenport Jr.
TERRY DALE DAVENPORT, JR.,
MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **TERRY DALE DAVENPORT, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **SOUTHERN ELITE CUSTOM HOMES, LLC**, the within named bargainor, a limited liability company, and that he as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member, respectively.

WITNESS my hand and seal, at office, on this 5th day of April, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$299,999.00**.

Affiant

SWORN TO and subscribed before me on this 5th day of April, 2012.

My Commission Expires:
12-10-2012

Notary Public

LAURIE L. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY