STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,400.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2012.

Notary Public

My commission expires: 9/3/12

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

BILL GARRETT, Davidson County
Trans:T20120047144 DEEDWARR
Recvd: 06/26/12 14:06 2 pgs
Fees:13.00 Taxes:626.78
20120626-0056066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRAD BORNAC **REBECCA BORNAC**	**F&M BANK**	**06108018500**
1129 KENWOOD DR	**2081 WILMA RUDOLPH BLVD.**	
NASHVILLE, TN 37216	**CLARSKVILLE, TN 37040**	
		FILE: ST2012-0749

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,

LIVY SIMPSON, UNMARRIED

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

BRAD BORNAC and REBECCA BORNAC, 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:

BEING Lot No. 3, on the plan of Jackson Park, Section 1, Block "C", of record in Book 843 page 17, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING THE SAME PROPERTY CONVEYED TO LIVY SIMPSON BY WARRANTY DEED FROM NANCY T BURMAN, AN UNMARRIED WOMAN DATED 10/16/06 AND RECORDED ON 10/20/06 IN INSTRUMENT NO. 20061020-0130322, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1) Current years taxes whichhave been prorated and assumed by the Grantee(s); 2) All restrictions ofrecord; 3) All easements of record; 4) All visible easements; 5) All mattersappearing on the plan and/or plat of record; 6) All applicable government andzoning regulations.

All matters shown on the plan of record in Book 843, Page 17, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1129 KENWOOD DR, NASHVILLE, TN 37216.

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 26th day of June, 2012.

LIVY SIMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LIVY SIMPSON, the within named Grantors, 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, at office, this 26th day of June, 2012.

Notary Public

My Commission Expires: 1/26/14

