THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20120054811 DEEDWARR
Recvd: 07/26/12 08:49 2 pgs
Fees:13.00 Taxes:762.20
20120726-0065607

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

Subscribed and sworn to before me as of the 17th day of July, 2012.

Notary Public

My Commission Expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jedd Hughes 2306 Demarius Drive Nashville, Tennessee	Wells Fargo Bank, NA 101 North Phillips Ave Sioux Falls, SD 57104	073-05-0-152.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BRANDI BENNETT and CARL W. BROEMEL, wife and husband,** hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **JEDD HUGHES**, his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Addition No. 3 to Riverwood Heights Subdivision of record in Plat Book 2083, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandi Bennett and Carl W. Broemel, jointly, by deed from James M. Sagorac, Jr., unmarried of record as Instrument No. 20051228-0155191, in the Register's Office for Davidson County, Tennessee, dated October 14, 2005.

This is improved property knows as: 2306 Demarius Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2083, Page 16, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 4145, Page 821, Regsiter's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 1583, Page 145 and Book 1975, Page 162, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 17th day of July, 2012.

Brandi Bennett

Carl W. Broemel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **BRANDI BENNETT and CARL W. BROEMEL**, the within named Grantors, 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 and official seal in Nashville, Tennessee, this 18th day of July, 2012.

Notary Public

My Commission Expires: 3/4/13

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013