WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July 2012.

Notary Public

MY COMMISSION EXPIRES: 6-5-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120055448 DEEDWARR
Recvd: 07/27/12 14:17 2 pgs
Fees:13.00 Taxes:616.05
20120727-0066496

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leandro Silva and Kristyn Faye Williams	Franklin Synergy Bank 3301 Aspen Grove Dr. Ste 200	Map 181-3-A
(NAME) 6124 Tuckaleechee Lane	(NAME) Franklin, TN 37067	Parcel 79 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **SCOTT STEVEN BREECE, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEANDRO SILVA AND KRISTYN FAYE WILLIAMS;* MARRIED**, 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:

*husband and wife

Land in Davidson County, Tennessee, being all of Lot No. 79 on the plan of Section Two, Indian Creek Estates, of record in Plat Book 9700, pages 558 & 559, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott Steven Breece, Jr., a single man, by deed from James D. Mize and Melinda S. Mize, Husband and Wife, of record in Instrument No. 20050411-0039822, Register's Office of Davidson County, Tennessee.

Madonna Breece joins in executing this deed to convey any marital interest she may have in said property.

Said property is subject to any and all matters set out in plat of record in Book 9700, pages 588 & 559; Declaration of Covenants, Restrictions and Conditions contained of record in Book 10752, page 553, Book 11708, page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063; Instrument No. 20070606-0067791, Instrument No. 20070606-0067790 and Instrument No. 20060523-0060562; Bylaws in Exhibit C of Declaration of Covenants Restrictions and Conditions and in Book 11033, page 509 and in Instrument No. 20000727-0074153; Charter of Homeowner's Association as of record in Book 11031, page 79; Quitclaim Deed for Common Area as of record in Book 11033, page 519; easement for family cemetery of record in Book 6549, page 403; storm water detention agreement of record in Book 10729, page 380; all of said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6124 Tuckaleechee Lane, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 24th day of July, 2012.

Scott Steven Breece, Jr.

Madonna Breece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Steven Breece, Jr. and Madonna Breece, the bargainor, 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 at Nashville, Tennessee this 24 day of July, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

Notary Public

JUL-24-2012 13:19 FROM:PREMIER ESCROW 6152920171 TO:1 615 292 0171 P.011/021