Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 12-0477D

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,815.00.**

Chris Lind
Affiant

BILL GARRETT, Davidson County
Trans: T20120087147 DEEDWARR
Recvd: 11/15/12 09:05 2 pgs
Fees: 13.00 Taxes: 750.42
20121115-0105147

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th **day of** November, **2012.**

Notary Public
Commission Expiration: 8.20.13

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Eric N. Britt	Sumner Bank & Trust	126160A20600 CO
6720 Boundary Run	780 Browns Lane	
Nashville, TN 37221	Gallatin, TN 37066	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brandy Leigh Patterson Tucker, married

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric N. Britt and wife, Emily Britt

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 all of Lot No. 101 on the Final Plat of Riverwalk, Phase 1-A, Section 2, and Phase 1-B, Section 2, as shown on plat of record filed in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rodney J. Newberry and Brandy L. Newberry on 2/2/04 by deed from The Craig Company filed for record on 2/3/04 in Instrument No. 20040203-0012949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandy Leigh Patterson, by Quitclaim Deed dated May 2, 2011 from Rodney J. Newberry, and filed of record on May 6, 2011 in Instrument No. 20110506-0035084, Register's Office for Davidson County, Tennessee. The said Brandy L. Newberry, Brandy Leigh Patterson and Brandy Leigh Patterson Tucker being one and the same person.

Timothy Shane Tucker joins in to convey any interest that he may have in said land by reason of marital status or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **6720 Boundary Run, Nashville, TN 37221**

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 I do covenant with the said GRANTEES that I am 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 13 **day of** November**, 2012.**

Brandy Leigh Patterson Tucker
Brandy Leigh Patterson Tucker

Timothy Shane Tucker

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 Brandy Leigh Patterson Tucker & Timothy Shane Tucker the bargainor 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 and official seal this 13 **day of** November**, 2012**

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/15