BILL GARRETT, Davidson County
Trans:T20120096087 DEEDWARR
Recvd: 12/17/12 09:04 2 pgs
Fees:13.00 Taxes:640.10

20121217-0115727

THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO)~~:
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1638

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Property Address:
754 Harpeth Parkway West, Nashville, TN 37221
142-14-142

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John R. Browning III and Lisa A. Browning, Husband and Wife**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Brandon Huinker and Abbie Huinker**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 2 ON THE PLAN OF HARPETH PARK WEST , as shown by Plat Book 4715, Page 16, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Gary P. Nosich and Kathy M. Nosich, husband and wife, dated November 27, 1995, and recorded November 29, 1995, in the Register of Deeds for the County of Davidson, in Book 9871 Page 750.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 28th day of November, 2012.

John R. Browning III {Seal}

Lisa A. Browning {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of November, 2012, before me the undersigned officer, personally appeared John R. Browning III and Lisa A. Browning, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
John R. Browning and Lisa A. Browning

Grantees' Name, Address, Phone:
~~Brandon Huciker and Abbie Huciker~~
Brandon J. Huinker and Abbie K. Huinker
754 Harpeth Parkway West
Nashville TN 37221

SEND TAX STATEMENTS TO ~~THE GRANTEE.~~

U.S. Bank, N.A.
P.O. Box 20005
Owensboro, KY 42304-0005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATEST, FOR THIS TRANSFER IS $173,000.00.

Subscribed and sworn to before me, this 28th day of November, 2012

Affiant

Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE