WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Megan Lynn Labella	Gardner Financial Services Ltd	Parcel ID:
3100 Kennebeck Pl.	1635 NE Loop 410, Ste. 700	151010A16200
Antioch, TN 37013	San Antonio, TX 78209	

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 acknowledged, we

Jeffrey Hauser Bracken and Jennifer Bracken Conway and Alice Bracken, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Megan Lynn Labella , a single person
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. 162, on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444, 445, 446, & 447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey Hauser Bracken and Jennifer Bracken Conway, retaining a life estate in Alice Bracken by Quitclaim Deed from Harold Reeves, Trustee, of record in Instrument 20050328-0033117, Register's Office for said County, dated March 23, 2005. See also deed of record in Book 8290, Page 505, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7358, Page 656 amended in Book 7538, Page 792; Book 7599, Page 812; and Book 8687, Page 381; and Book 8679, Page 446, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 444, 445, 446, & 447; and (3) Water Main Easement of record in Book 7748, Page 493 and Flowage Easement and Roadway Easement of record in Book 3891, Page 476, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3100 Kennebeck Pl., Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20130050239 DEEDWARR
Recvd: 06/14/13 12:12 3 pgs
Fees:18.00 Taxes:471.75
20130614-0061035

Witness our hands this 8TH day of June, 2013.

Jeffrey Hauser Bracken

Jeffrey Hauser Bracken

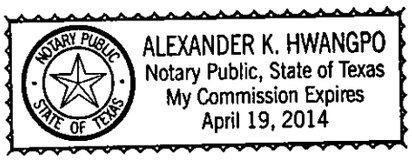
STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Hauser Bracken, 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 8TH day of June, 2013.

My Commission Expires: 4/19/14

Notary Public



Witness our hands this 8 day of June, 2013.

Jennifer Bracken Conway

Jennifer Bracken Conway

Alice Bracken

Alice Bracken

STATE OF COLORADO
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Bracken Conway and Alice Bracken, 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 8 day of June, 2013.

My Commission Expires: 04/13/16

Notary Public

CHARLOTTE ORRINO
Notary Public
State of Colorado