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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELLY M SMITH
NOTARY PUBLIC
TENNESSEE
ROBERTSON COUNTY
My Commission Expires 04-28-2014

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Brake and Erin L. Brake, husband and wife	Fifth Third Mortgage Company	00715005200
	(NAME)	
811 Benton Court	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason A. Hale and wife, Trisha L. Hale, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael E. Brake and Erin L. Brake, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123, ON THE PLAN OF SECTION FIVE, GRIZZARD MANOR, OF RECORD IN BOOK 4675, PAGES 163-164, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON A. HALE, A MARRIED MAN BY WARRANTY DEED FROM MELISSA D. JENSEN AND HUSBAND, KEITH D. JENSEN, IN INSTRUMENT NO. 20070613-0070729, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRISHA L. HALE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 811 Benton Court, Goodlettsville, TN 37072
(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/our hand(s) this 8th day of July, 2013.

BILL GARRETT, Davidson County
Trans:T20130059601 DEEDWARR
Recvd: 07/12/13 13:48 2 pgs
Fees:13.00 Taxes:712.25
20130712-0072376

WARRANTY DEED
(Continued)

Jason A. Hale

Trisha L. Hale

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason A. Hale and wife, Trisha L. Hale, the herein bargainor(s), 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, this the 8th day of July, 2013.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Foundation Title & Escrow Services, LLC
450 Professional Park Building, Ste. D
Goodlettsville, TN 37072

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Mt. Juliet, TN 37122