BILL GARRETT, Davidson County
Trans:T20140090834 DEEDWARR
Recvd: 12/04/14 10:46 2 pgs
Fees:13.00 Taxes:1329.78
20141204-0111164

THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Address New Owner(s):
Justin B. Wyatt and Jeffrey M. Clarke
1128 Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
Justin B. Wyatt and Jeffrey M. Clarke
1128 Delmas Avenue
Nashville, TN 37216

Map & Parcel Nos.:
07210018800

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of** December, 2014, by and between **Brent Kevin Christopher and Ruth M. Christopher, husband and wife,** party of the first part, and **Justin B. Wyatt and Jeffrey M. Clarke, as joint tenants with rights of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED FIFTY NINE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS ($359,400.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 26, Map of Eastmoor Place, as shown on plat of record in Book 547, Pages 177 and 178, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brent Kevin Christopher, an unmarried man, from Lisa Smith, unmarried, and Debbie Graham, unmarried, by deed dated March 16, 2011, of record in Instrument No. 20110318-0021385, in the Register's Office of Davidson County, Tennessee.

Brent Kevin Christopher is now married to Ruth M. Christopher, who joins in the execution of this deed to convey all right, title and interest she may have in the herein described property.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brent Kevin Christopher

Ruth M. Christopher

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Brent Kevin Christopher and Ruth M. Christopher, husband and wife,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd **day of** December, **2014.**

Notary Public

My commission expires: 3/16/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$359,400.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 3rd **day of** December, **2014.**

Notary Public

My commission expires: 3/16/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
1128 Delmas Avenue
Nashville, TN 37216