Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0714

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2016

Notary Public
Commission Expires: 1-8-19

BILL GARRETT, Davidson County
Trans:T20160050169 DEEDWARR
Recvd: 06/14/16 08:56 2 pgs
Fees:13.00 Taxes:573.50
20160614-0059960

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Brilhante 7425 E. Winchester Drive Antioch, TN 37013	Primary Residential Mortgage, Inc. 231 Veterans Parkway, Suite E-2 Murfreesboro, TN 37128	151-100A-076.00 CO

WARRANTY DEED

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, I/WE,

John Bradley Fair and wife, Laura Fair

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

Michael Brilhante

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 293, on the Plan of Phase 1, Villages of Long Hunter P.U.D., as shown on plat of record in Instrument No. 20010123-006894, in the Register's Office, Davidson County, TEnnessee, to which plat of reference is herby made for a more complete description of said property.

Beinnstrument No. 20010123-006894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of saod property.

Being the same property conveyed to John Bradley Fair and wife, Laura Fair by Quitclaim Deed from John Bradley Fair, an unmarried mand and Laura Krebds, an unmarried woman, n/k/a Laura Fair dated 02/26/2009 and recorded 03/05/2009 of record in Instrument No. 20090305-0019729, Register's Office, Davidson County, Tennessee.

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 resource of title shown above.

This is improved property known as: 7425 E. Winchester Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of May, 2016.

John Bradley Fair

Laura Fair

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
John Bradley Fair and Laura Fair
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 at Brentwood, Tennessee this 25 day of May, 2016.

Notary Public
My Commission Expires: 04-29-2018

(Notary Seal)

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018