WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Ann Bretz	Tucker Federal Bank d/b/a Prime Lending	150-11-141
(NAME)	(NAME)	
3337 Township Road	2743 Perimeter Parkway, Bldg. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Augusta, GA 30909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brian A. Mast and wife, Lorri F. Mast, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Ann Bretz, unmarried, 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. 202, on the Plan of Towne Village of the Country, Section 3, of record in Plat Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian A. Mast and wife Lorri F. Mast, by deed of record in Book 10558, Page 258, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lorri F. Mast by Brian A. Mast as her Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3337 Township Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 04/05/01 12:43 2pgs
Fees:11.00 Taxes:333.00
20010405-0033415

Witness my/our hand(s) this 29th day of March, 2001.

Brian A. Mast 3/29/01
Brian A. Mast

Lorri F. Mast by Brian A. Mast 3/29/01
Lorri F. Mast her Atty In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian A. Mast with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2001.

Commission expires: 5/26/02

Victor Hazelwood

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of March, 2001, before me personally appeared Brian A. Mast, the person who executed the foregoing instrument on behalf of Lorri F. Mast and who acknowledged that he executed the same as the free act and deed of the said Lorri F. Mast, through Power of Attorney granted him by the said Lorri F. Mast.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2001.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.