MST
Federal

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/03 15:23 2pgs
Fees:13.00 Taxes:296.00

20030408-0046598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Tanner	Charles M. Tanner	Map 61-15, Parcel 137
(NAME) 1219 Sunnymeade Drive	(NAME) 1219 Sunnymeade Drive	
(ADDRESS) Nashville, TN 75007	(ADDRESS) Nashville, TN 37216	
(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, Paula R. Brackeen and Sheila G. Brackeen, both unmarried, joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Tanner and wife, Kelly Tanner, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 75 on Block "D", on the Map of the Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 75 fronts 50 feet on the northerly died of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot No. 11 is said subdivision, measuring 50 feet thereon.

Being the same property conveyed to Paula R. Brackeen and Sheila G. Brackeen, both unmarried, joint tenants with right of survivorship, by warranty deed of Bob Bass and Charles Debray, both unmarried, of record in Book 10999, page 754, said Register's Office.

Encumbrances: 2003 County Taxes constitute a lien against said property, but are not yet due and payable, said taxes have been prorated with Grantees assuming payment thereof; and Subject to all matters on the plan of record in Plat Book 974, pages 56 and 57, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1219 Sunnymeade Drive, Nashville, TN 37216
(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 our hands this 4th day of April, 2003.

Paula R. Brackeen

Sheila G. Brackeen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Paula R. Brackeen and Sheila G. Brackeen, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of April, 2003.

Commission expires: 1-28-06



Notary Public