WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 11:15 2pgs
Fees:13.00 Taxes:1554.00

20030829-0125792

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Burns	ABN AMRO MORTGAGE GROUP, INC.	129-08-0 008.00
(NAME)	(NAME)	
6210 Hwy. 70 S.	PO BOX 5064	129-08-0 142.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	TROY, MI 48084	
(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, Tony E. Van Brackle and wife, Barrie Berman Van Brackle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Burns and wife, Meredith Burns, 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:

Land in Davidson County, Tennessee, being Lot No. 1 and Reserve Parcel "A" on the plan of Resubdivision of Lot No. 1 on the Plan of West Meade Farms, Inc., Section One as of record in Plat Book 5800, page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Tony E. Van Brackle and wife, Tracie S. Van Brackle, by deed from James Scott Alden and wife, Diana Thompson Alden of record in Book 9886, page 613, further conveyed to Tony E. Van Brackle by deed dated August 3, 2000 from Tracie S. Van Brackle of record in Instrument No. 20000919-0093207, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Tony E. Van Brackle executes this Warranty Deed for and on behalf of himself and Barrie Berman Van Brackle pursuant to a Power of Attorney recorded simultaneously herewith.

Barrie Berman Van Brackle joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Tony E. Van Brackle.

Tony E. Van Brackle and Tony Van Brackle are one in the same person.

unimproved ☐

This is improved ☒ property, known as 6210 Hwy. 70 S., Nashville, TN 37205
(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 hand this 22nd day of August, 2003.

Tony E. Van Brackle

Barrie Berman Van Brackle
By: Tony Van Brackle, AIF
by Atty in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony E. Van Brackle the bargainor (s), 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 22nd day of August, 2003.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tony Van Brackle, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Barrie Berman Van Brackle, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Barrie Berman Van Brackle. Witness my hand and Notarial Seal this 22nd day of August, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027