Davidson County DEEDWARR
Recvd: 05/11/05 13:39 2 pgs
Fees:13.00 Taxes:317.28
20050511-0053227

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Hollis & Juanita Bratcher | New Owner | Map 150-11 |
| 4009 Lancashire Drive | | Parcel 92.00 |
| Antioch, TN 37013 | | 12256 |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Adrienne Brandon, unmarried** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Hollis Bratcher and wife, Juanita Bratcher,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, pages 176 & 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Adrienne Brandon by deed from Fred Stutz and wife, Tracy Stutz as of record in Book 11287, page 422, said Register's Office for Davidson County, Tennessee.**

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters of record in Plat Book 5200, pages 176 & 177, said Register's Office.
3. Restrictive covenants of record in Book 5456, page 511, said Register's Office.

This is improved property commonly known as 3160 Towne Village Road, Antioch, TN 37013

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater, for this transfer is $ 85,750.00.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Affiant**

**Subscribed and sworn to before me this 9 day of May, 2005.**

**Notary Public**

**My Commission Expires:** 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of May, 2005.

Adrienne Brandon

**Adrienne Brandon**

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 **Adrienne Brandon**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/02/07