File No. 250501038

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 12:33 2 pgs
Fees:13.00 Taxes:878.75
20050516-0054860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

J. Brian Waller by Christy Waller
Affiant atty in fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brian Waller	Access National Mortgage	115-10-0-17
(NAME)	(NAME)	
6533 Brownlee Drive	1800 Robertson Fulton Dr., Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Reston, Virginia 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert A. Margo, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Waller, and Christy Waller, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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. 180 on the Plan of West Mead Estates, Section 2, as of record in Book 2900, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 130 feet on the southwesterly side of Brownlee Drive and runs back between lines, 230 feet on the northwesterly line and 375 feet on the southeasterly line, to a dead line in the rear, on which it measures 195.03 feet.

Being the same property conveyed Robert A. Margo by Quitclaim Deed from Wendy Landry Margo of record in Book 10581, Page 599, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6533 Brownlee Drive, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of May, 2005.

Lee P. Breckenridge

Robert A. Margo

Lee P. Breckenridge is executing this deed to convey all marital interest, if any. Lee Breckenridge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert A. Margo and Lee P. Breckenridge, 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 Williamson County, Tennessee, this 5/11/2005.th day of May, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250501038

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05