WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 09:44 2 pgs
Fees:13.00 Taxes:1857.03

20060530-0062819

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$501,900.00**

Michael R Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bourlakas	**NEW OWNER**	**146-10-14**
(NAME)	(NAME)	
827 Brentview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Michael R. Brandon and Sarah B. Brandon, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Bourlakas and wife, Rebecca Bourlakas,** 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 the easterly 205 feet front and 206.9 feet rear of Lot No. 28 on th Plan of Fieldcrest Estates, Section II, as of record in Book 2663, Page 19, as amended in Book 3219, Page 399 Register's Office for said County.

Said part of Lot No. 28 fronts 205 feet on the southerly margin of Brentview Drive and extends back 295 feet on the easterly line and 319.8 feet on the westerly line to a dead line in the rear, which measures 206.9 feet thereon.

Being the same property conveyed to Michael R. Brandon and Sarah B. Brandon, husband and wife by deed from James A. Hagle and wife, Judith Ann Suek Hagle, Trustees, U/A/D/ December 16, 1994, of record in Instrument No. 20040414-0042255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive covenants of record in Book 2690, page 469 and Book 3283, page 521; The Plan of Record in Book 2663, page 19; easement of record in Book 7681, page 310, amended plat of record in Book 3219, page 399 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **827 Brentview Drive, Nashville, TN 37220**

(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 25th day of May, 2006.

Michael R Brandon
Michael R. Brandon

Sarah B. Brandon
Sarah B. 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 Michael R. Brandon and Sarah B. Brandon, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25TH DAY OF MAY, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007