(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 13:20 2 pgs
Fees:13.00 Taxes:1825.03

20061102-0136295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Brann	Franklin American Mortgage	132-10-007
(NAME)	(NAME)	
853 Pasadena Drive	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin TN 37067	
(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, James Christopher Neese and wife, Shannan T. Neese, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory L. Brann and wife, Rebecca M. Brann, 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 part of Lot E on the Map of Springdale Estates of record in Book 1 835, page 104, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by W.W. Turner Company, December 4, 1952, as follows:

Beginning at the southwest corner of Lot B on the Map of Springdale Estates; thence with the south line of Lots B, C and D of said Springdale Estates, easterly 383.9 feet to a concrete monument at the southeast corner of Lot D and being the northeast corner of Lot E; thence with the easterly line of said Lot E southerly 289.3 feet to a concrete monument in the southeast corner of said Lot E; thence with the south line of said Lot E westerly 358.7 feet to a point; thence northerly 130.2 feet to an iron pin in the southerly margin of a private road or drive at the beginning of a circle with a radius of 37.5 feet; thence with the margin of said private drive and with said circle northerly and easterly 61.3 feet to another iron pin in the margin of said drive; thence with the margin of said drive and continuing with said circle northerly and westerly 70.2 feet to a concrete monument; thence with the margin of said drive and with a slight curve westerly 20.8 feet to another concrete monument; thence with the margin of said drive northwesterly 5.8 feet to another concrete monument; thence with the margin of said drive and with the curve thereof northwesterly 90.5 feet to the point of beginning, containing in all 2.25 acres, more or less.

Being the same property conveyed to James Christopher Neese and wife, Shannan T. Neese by deed from John Christopher Wehby and wife Ann True Wehby of record as Instrument No. 20030221-0023305, dated January 30, 2003, said Register's Office.

This property is subject to the following: 2006 county taxes, a lien, but not yet delinquent; and all matters appearing on Map of Springdale Estates of record in Book 1835, page 104, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 853 Pasadena Drive, Nashville, TN 37203

(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 31st day of October, 2006.

James Christopher Neese

Shannan T. Neese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Christopher Neese, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of October, 2006.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannan T. Neese, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of October, 2006.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009