File No. 270201238

WARRANTY DEED

CAROLYN D. MULE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 9-7-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/21/07 10:23 2 pgs
Fees:13.00 Taxes:666.00
20070321-0034147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Hinson	Countrywide Home Loans	Map 083-12-0
(NAME)	(NAME)	Parcel 176.00
2600 Brittany Drive	3011 Armory Dr Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37204	
(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, **Sadye Brandon, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher S. Hinson and wife, Chasity A. Hinson** 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:

A tract of land in the 15th Civil District of Davidson County and being a part of the Cooper Land located South of Eastland Acres, Section V, and more particularly described according to a survey by Norman Jenkins, Surveyor, dated October 3, 1961 as follows:

Beginning at an iron pin on the Easterly margin of Brittany Drive at a point 90 feet southerly of a concrete monument in the subdivision boundary of Eastland Acres; thence with the margin of Brittany Drive in a southerly direction 90 feet to an iron pin which is ten feet more or less from an existing fence, said point being a common corner to Cooper Land; thence South 67°, 50' East 280.00 feet to a point; thence North 28° 15' East 90 feet to a point; thence North 67° 50' West 277.5 feet more or less to the point of beginning,.

Being the same property conveyed to Sadye Brandon, by Quitclaim Deed dated May 23, 2006 of record in Instrument No. 20060801-0093639, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Grady Brandon Jr., and wife, Sadye Brandon by Warranty Deed dated December 23, 1986 and filed of record in Book 7102, page 798, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Any and all matters of record; all in the 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 2600 Brittany Drive, Nashville, TN 37206
(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 I am 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 I do further covenant and bind myself, my 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/our hands this 19th day of March, 2007.

Sadye Brandon

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sadye Brandon, 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 at office this 19th day of March, 2007.

Commission expires: ~~June 22, 2009~~

9.22.07

~~Linda V Jones~~ Notary Public

(seal)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

File Number: 270201238

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122