File No. 270800682

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Sofia Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-2-2009

(AFFIX SEAL)

KATHLEEN M. CHARGE NOTARY PUBLIC WILSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 09/26/07 10:30 2 pgs
Fees:13.00 Taxes:323.75
20070926-0114647

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sofia Elizabeth Hernandez Navarro	Wells Fargo Bank NA	065-13-0-057.00
(NAME)	(NAME)	
4723 Cascade Drive	3003 W. College Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Appleton WI 54914	
(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, Steven T. Brazier, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sofia Elizabeth Hernandez Navarro, HEREINAFTER CALLED THE GRANTEE(S), 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. 307-A on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, Page 182-183 and amended in Book 5190, Page 777 and further amended in Book 6050, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven Brazier, by special warranty deed from Banc One Financial Services, Inc. of record in Deed Book 11507, page 104, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 182-183 and amended in Book 5190, Page 777 and further amended in Book 6050, Page 24; Register's Office of said County.

Restrictive Covenants of record in Deed Book 4704, Page 448; Book 5205, Page 735; Book 5206, Page 578; Register's Office of said County.

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 4723 Cascade Drive, Old Hickory, TN 37138
(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), 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), 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.

Steven T. Brazier

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steven T. Brazier the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of September, 2007.

Commission expires: April 7 2009

Notary Public

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