Davidson County DEEDWARR
Recvd: 06/26/08 14:34 3 pg
Fees:18.00 Taxes:310.80

20080626-0066043

MARK A. NOBLES
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Kristina Rodgers
Affiant

Subscribed and sworn to before me, this 6th day of June, 2008.

Notary Public

My commission expires:
11/20/2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC.
367 Riverside Dr. Suite 105
Franklin, TN. 37064
(615)-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amber Kaset		
808 Washington Avenue	**SAME**	**08307008400**
Nashville, Tennessee 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Paul Brantley, unmarried and Vicky Brantley, unmarried, joint Tenants with the Right of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amber Kaset

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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 45 ON THE PLAN OF ROBERT E. POWER'S LANDS, OF RECORD IN BOOK 421, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 45 FRONTS 50.00 FEET ON THE EASTERLY MARGIN OF WASHINGTON AVENUE AND EXTENDS BACK 119.0 FEET ON THE NORTHERLY LINE AND 132.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 51.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL BRANTLEY, UNMARRIED, AND VICKY BRANTLEY, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM EDWARD MEADOWS, MARRIED, RECORDED ON THE 10TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060210-0016666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.
County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERT E. POWERS' LANDS, as recorded in Plat Book 421, Page(s) 56, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Encroachment as shown on Davidson County Tax Assessor Map.

This is improved (__X__) unimproved (____) property known as 808 Washington Avenue, Nashville, Tennessee 37206.

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 in 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 my/our hand(s) this 6th day of June, 2008.

Paul Brantley

Vicky Brantley PAUL BRANTLEY ATTORNEY IN FACT FOR VICKY BRANTLEY

STATE OF TENNESSEE)
COUNTY OF Rutherford

Attorney In Fact For Vicky Brantley

Personally appeared before me, a Notary Public of said County and State, Paul Brantley ~~and Vicky Brantley~~, the within named Grantors, 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, at office, this 6th day of June, 2008.

Notary Public

MARK A. NOBLES
Notary Public At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 11/20/2011

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
367 Riverside Dr. Suite 105
Franklin, TN. 37064