21663-1

Return to: John T. Cook, P.C.
Box.14A

WARRANTY DEED

File #08121250

Davidson County DEEDWARR
Recvd: 01/13/09 08:52 2 pgs
Fees:13.00 Taxes:565.73
20090113-0002998

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January

Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Brauchler, married	Presidential Bank, FSB	151-10-0-A-256.00-CO
(NAME)	(NAME)	
7380 Ole Nottingham Drive	4600 East-West Highway, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bethesda, MD 20814	
(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, I, Mitchell J. Hagerman, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth A. Brauchler, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 104, on the plan of Phase Three, Villages of Long Hunter, PUD, as the same appears of record in Instrument No. 20030707-0093205, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Mitchell J. Hagerman, unmarried by deed from Ole South Properties, Inc., dated 11/7/03, of record in Instrument No. 20031113-0166117, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20030707-0093205, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20020718-0086411, said Register's Office.; Subject to Restrictions and Easements as of record in Book 8197, Page 288, Book 9661, Page 919, Book 2338, Page 466, Instrument No. 20000906-0088272, Instrument No. 20000906-0088271, Instrument No. 20001030-0107415, Book 4446, Page 423, Book 4535, Page 351, Instrument No. 20010531-0056383 and Instrument No. 20020718-0086411, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20010531-0056381, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7380 Ole Nottingham Drive, Antioch,TN,37013

(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 my hand this 12th day of January, 2009.

Mitchell J. Hagerman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mitchell J. Hagerman, unmarried with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 12th day of January, 2009.

Commission expires: 6/3/12

Carol M Holmes
Notary Public

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

~~RETURN RECORDED DOCUMENTS TO:~~

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130