WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE D. NASH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

BILL GARRETT, Davidson County
Trans:T20090020977 DEEDWARR
Recvd: 03/31/09 10:45 2 pgs
Fees:13.00 Taxes:1098.90

20090331-0028752

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128

M-1586

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula L. Branson	PrimeLending, a PlainsCapital Company	180-04-0-B 039.00 CO
(NAME)	(NAME)	
3017 Brookview Forest Drive	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(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, Martha J. Giovannetti now known as Martha J. Harris, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paula L. Branson, a single woman, 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:

Being all of Lot No. 39, Brookview Forest, Phase I of record in Instrument Number 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Martha J. Giovannetti, an unmarried woman by Warranty Deed dated October 22, 2004 from Drees Premier Homes, Inc. of record in Instrument Number 20041026-0128494, Register's Office for Davidson County, Tennessee.

Upon oath, Martha J. Harris, warrants, covenants and certifies that the aforedescribed real property is not their homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3017 Brookview Forest Drive, Nashville, TN 37211
(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 27th day of February, 2009.

Martha J. Harris
Martha J. Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha J. Harris the bargainor (s), 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 and official seal at Brentwood, Tennessee this 27th day of February, 2009.

Commission expires:



My Commission Expires NOV. 7, 2012

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128