File No. 290400913

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/09 15:03 3 pgs
Fees:18.00 Taxes:518.00
20090501-0039996

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. Townsend	SunTrust Mortgage, Inc.	041-140A-25.00CO
(NAME) 1548 Brick Drive	(NAME) 401 Commerce St., Ste 6100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37219	
(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, We, **New Millennium Builders, LLC**, a Tennessee Limited Liability Company, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Nancy C. Townsend**, an unmarried woman hereinafter called the grantee(s), Her 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. 25, on the Final Plat of The Fields of Brick Church, which appears of record in Instrument No. 20040604-0065967 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to NEW MILLENNIUM BUILDERS LLC by Warranty Deed from JEFFREY W. GEORGE of record in Instrument No. 20080505-0046012 on 05/01/2008 and filed for record on 05/05/2008, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Instrument No. 20040604-0065967, Register's Office for DAVIDSON County, Tennessee; (3) Restrictions of record in Instrument No. 20040505-0051098, Register's Office for DAVIDSON County, Tennessee; (4) Sanitary Sewer and Storm Drainage Easement of record in Book 6255, Page 665, Register's Office for DAVIDSON County, Tennessee; (5) Sanitary Sewer and Storm Drainage Easement of record in Book 6316, Page 22, Register's Office for DAVIDSON County, Tennessee; (6) Storm water Detention Agreement Easement of record in Instrument No. 20030728-0104758, 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 1548 Brick Drive, Nashville, TN 37207
(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), Her 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), Her 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 28th day of April, 2009.

New Millennium Builders, LLC

By: _____

Steven Ray Hannah, Chief Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ray Hannah with whom I am personally acquainted and who proved himself/herself to be the Chief Manager of New Millenium Builders, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2009.

Commission expires: 1/11/11

_____

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290400913

RETURN TO:

Stewart Title of Tennessee, Inc.

100 Bluegrass Commons Blvd., Suite 2180

Hendersonville, TN 37075

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012