# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Josetta L Brooks | Bank of America | Map & Parcel 150.09-0A-179.00CO |
| (NAME) 3488 Calais Circle | (NAME) 9000 Southside BLVD. | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Jacksonville, FL 32256 | 2009-0232 |
| (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, Veatrice Storey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josetta L. Brooks, unmarried 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:

**The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot Number 321, on the Plan of Forest View Park, Section X, Phase One, as of record in Plat Book 7900, pages 356, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Veatrice Storey by warranty deed of Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company of record in Instrument No. 20080919-0095509, conveyance dated September 8, 2008, Register's Office of Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Tax a lien against said property but are not yet due and payable. Subject to all matters appearing of record in Plat Book 7900, page 356, Register's Office of Davidson County, Tennessee. Declaration of covenants, conditions and restrictions and amendments of record in Book 7075, page 790, Book 8550, page 755, Book 7079, page 472, and Book 9029, page 978, Register's Office of Davidson County, Tennessee. Conveyance of open space of record in Book 8794, page 151, said Register's Office.

This property, known as 3488 Calais Circle, 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.

Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090035517 DEEDWARR
Recvd: 05/29/09 14:03 2 pgs
Fees:13.00 Taxes:480.63
20090529-0049575

Witness my/our hand(s) this 22nd DAY OF MAY, 2009.

Veatrice Storey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Veatrice Storey, with whom I am personally acquainted (or provided 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, this the 22nd day of May, 2009.

Notary Public

My Commission Expires: 11-22-2010

(SEAL)

