FRN09-2010 (1)

WARRANTY DEED

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$186,012.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm Bradley Bratcher	**Franklin American Mortgage Co.**	**Map 72-4**
(NAME)	(NAME)	
1505 Golf Street	**501 Corporate Centre Drive**	**Parcel 173.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Franklin, TN 37067**	
(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, **BRIAN M. LEE AND WIFE, KRISTEN M. LEE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALCOLM BRADLEY BRATCHER AND JENNA VON OY,** 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 the southeasterly triangular part of Lot No. 8 and part of the northwest part of Lot No. 9 of Block "A" on the plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Beginning at a point in the easterly margin of Golf Street, 3.2 feet north of a concrete monument in the margin of same and which point is 30 feet north of the corner of Lots. Nos. 9 and 10 on said plan; thence easterly parallel to the line between Lots Nos. 9 and 10, 150 feet to a point, thence northwardly 70 feet to a point; thence westwardly parallel to the first line, 150 feet to a point in the easterly margin of Golf Street as now located; thence with the line of same southwardly 70 feet to the point of beginning.

Being the same property conveyed to Brian M. Lee and wife, Kristen M. Lee by deed from Jimmy D. Null and wife, Diane L. Null, of record as Instrument No. 20050422-0045017, Register's Office for Davidson, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 1, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1505 Golf Street, Nashville, TN 37216**

(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.

BILL GARRETT, Davidson County
Trans:T20090055606 DEEDWARR
Recvd: 08/14/09 10:24 2 pgs
Fees:13.00 Taxes:688.24
20090814-0076507

Witness our hands this 12th day of August, 2009.

Brian M. Lee

Kristen M. Lee

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Brian M. Lee and Kristen M. Lee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2009.

Commission expires:

TERRI D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Notary Public

Return to:
Founders Title and Escrow LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067