WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013

(AFFIX SEAL)

BOX 13
15181

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwen T. Huskey	Churchill Mortgage Corporation	148-1P-139
(NAME)	(NAME)	
3691 Tampa Drive	761 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, Robert Brasier and wife, Vicky Brasier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gwen T. Huskey, an unmarried 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:

Beginning at a point in the south margin of Richbriar Road, at the corner of Lot 259 and 260; thence with the line between said lots, southerly 119.2 feet to a corner of Lot 258; thence with the line between Lots 258 and 259, east 109.9 feet to a point in the west margin of Tampa Drive; thence with the margin of the same, northerly 108.29 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the south margin of Richbriar Road; thence with the margin of the same, westerly around a slight curve, 80 feet to the point of beginning.

Being the same property conveyed to Robert Brasier and wife, Vicky Brasier, by deed of record in instrument no. 20040806-0095157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3691 Tampa 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.

BILL GARRETT, Davidson County
Trans:T20090060502 DEEDWARR
Recvd: 09/02/09 15:36 2 pgs
Fees:13.00 Taxes:554.63
20090902-0082712

Witness our hands this 21st day of August, 2009.

Robert Brasier

Vicky Brasier

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 Robert Brasier and Vicky Brasier with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public