BILL GARRETT, Davidson County
Trans: T20090065323 DEEDWARR
Recvd: 09/24/09 14:18 2 pgs
Fees: 13.00 Taxes: 488.40

20090924-0088990

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Ette S. Brosius	Peoples Home Equity, Inc.	06304009000
(NAME)	(NAME)	
805 Bobbie Ct	213 Ward Circle Ste 201	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Benjamin Wilson**, a married man hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D'Ette S. Brosius**, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 6, REVISED FINAL PLAT FOR SECTION 2 (LOTS 4-30), RANGE HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 8250, Page 936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Wilson, a married man, by Warranty Deed from Anthony Mitchell, a married man, recorded October 7, 2008 in Instrument No. 20081007-0101664, in the Register's Office, Davidson County, Tennessee. Previously the same property conveyed to Anthony Mitchell by Warranty Deed from Jennifer M. Henderson and husband, Brian J. Henderson, of record in Instrument 20080410-0036412, dated March 31, 2008, Register's office for Davidson County, Tennessee. Previously the same property conveyed to Jennifer M. Henderson and husband Brian J. Henderson by deed from James O. Gilley and wife, Jeannette Gilley of record in Instrument 2007072000-86445 dated July 11, 2007, said register's office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said property is not and never has been the marital residence of Benjamin Wilson and spouse.

unimproved ☐
This is improved ☒ property, known as 805 Bobbie Ct, Old Hickory, TN 37138

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, has 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 11th day of September, 2009.

Benjamin Wilson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Benjamin Wilson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2009.

Notary Public

My commission expires: _____

CHRIS A. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011