**WARRANTY DEED**

**BILL GARRETT, Davidson County**
Trans:T20090067119 DEEDWARR
Recvd: 10/02/09 10:52 2 pgs
Fees:13.00 Taxes:1505.90

20091002-0091601

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| Chase K. Mitchell | Access National Mortgage | 064030A01000CO |
| (NAME) | (NAME) | |
| 4040 Brandywine Pointe | 1800 Robert Fulton Drive 3350 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Reston, VA, 20191 | |
| (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, **Lisa L. Lyman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chase K. Mitchell**, an unmarried man 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 80, PLAN OF BRANDYWINE POINTE SUBDIVISION, PHASE ONE, SECTION 1, as shown on plat of record in Plat Book 7900, Page 171, 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 Lisa L. Lyman, by Warranty Deed from Peggy T. Hicks, a widow, recorded April 28, 2004 in Instrument No. 20040428-0048467, in the Register's Office, Davidson County, Tennessee.

Lisa L. Lyman and Lisa L. Bandy are one in the same person. James D. Bandy is executing this deed for purposes of relinquishing his marital interest to said property.

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.

unimproved ☐
This is improved ☒ property, known as 4040 Brandywine Pointe, 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 25th day of September, 2009.

_____ **James Bandy**

_____ **Lisa Bandy**

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **James Bandy and Lisa Bandy**, 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 25th day of September, 2009.

_____ Notary Public

My commission expires: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES
September 7, 2011