File No. 90952

# WARRANTY DEED

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180

BILL GARRETT, Davidson County 75
Trans:T20090073903 DEEDWARR
Recvd: 10/30/09 10:55 2 pgs
Fees:13.00 Taxes:325.60
20091030-0100269

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Andrew W. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carla J. Brunsell | Mortgage Investors Group | 09401007200 |
| (NAME) | (NAME) | |
| 1201 Sevier Street | 8320 E. Walker Springs Lane #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Knoxville, TN 37923 | |
| (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, WE, Andrew W. Williams, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla J. Brunsell, 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:

Being Lot No. 2, Final Plat of ANDREW W. WILLIAMS LOTS, as shown by plat of record in Instrument No. 20020213-0019166, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew W. Williams, unmarried, and Marga Brown Champion, by deed in lieu of foreclosure from Michael D. Chambliss and Hilda C. Chambliss, dated July 16, 2009 and recorded on July 21, 2009 in Instrument No. 20090721-0068075, Register's Office, Davidson County, Tennessee. Further conveyed to Andrew W. Williams, unmarried, by quitclaim deed from Marga Brown Champion, unmarried, dated July 16, 2009 and recorded on July 21, 2009 in Instrument No. 20090721-0068076, said Register's Office.

Subject to restrictions and/or easements of record in Instrument No. 20020213-0019166, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1201 Sevier Street, Nashville, TN 37206

(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.

File No. 90952
Witness my hand this.

Andrew W. Williams

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew W. Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2009.

Commission expires: 2-28-12

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public