WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076126 DEEDWARR
Recvd: 11/06/09 15:20 2 pgs
Fees:13.00 Taxes:1036.00
20091106-0103079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2009.

Notary Public

My commission expires: 9/8/2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vivian Brandon	Flagstar Bank, FSB	**Map 161-01-0-B/Parcel 051CO**
900 Dundonnell Pl	5151 Corporate Drive	
Nashville, TN 37220	Troy, MI 48098	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty Lou Townsend, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vivian Brandon, a married 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:

LAND in Davidson County, Tennessee, being Lot No. 66 on the Final Plat of Aberdeen Woods, Phase One-Section Three, a Planned Unit Development, of record in Book 9700, Page 740, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description thereof.

Being the same property conveyed to Phillip M. Townsend and wife, Betty L. Townsend, by Deed from Zaring Homes, Inc., of record in Book 11564, Page 481, Register's Office for Davidson County, Tennessee. Said interest is now vested in Betty L. Townsend, as surviving tenant by the entirety, the said Phillip M. Townsend having died February 9, 2009.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements of record in Book 10790, Page 189, and as amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 200002030011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227; Restrictive Covenants of record in Book 6458, Page amended in Book 6598, Page 52, Book 6706, Page 1 and Book 6764, Page 358, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **5405 Cochran Dr, Nashville, TN 37220**

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 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.

Witness my/our hand(s) this **5th** day of **November, 2009.**

Betty L Townsend
Betty Lou Townsend

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Betty Lou Townsend,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2009.**

Notary Public

My Commission Expires: 10-21-12

