WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100003402 DEEDWARR
Recvd: 01/19/10 13:06 2 pgs
Fees:13.00 Taxes:860.25
20100119-0004314

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **January, 2010.**

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
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Fagan	BAC Home Loans Servicing	103-09-0-52.00
(NAME)	(NAME)	
817 Kendall Drive	P.O. Box 10219	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Van Nuys, CA 91410-0219	
(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, **Angela M. Disrud, an unmarried woman and Michael A. Trebing, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandria Fagan**, 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 situated in the Cit of Nashville, Davidson County described as:

Being the northerly 82.5 feet of Lot No. 52, on the Plan of Brookside Court Subdivision, Addition No. 4, Section 4, as of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 52 fronts 82.5 feet on the westerly side of Kendall Drive and runs back 139.72 feet on the northerly line and 137 feet more or less on the southerly line to a dead line measuring 82.5 feet thereon.

Being the same property conveyed to Michael A. Trebing and Angela M. Disrud, as tenants in common with right of survivorship by Warranty Deed from Duane A. Blevins and Kevin J. Flemming, each with a one-half undivided interest as tenants in common, dated August 27, 2002 and recorded in Instrument No. 20020904-0106191, Register's Office for Davidson County, Tennessee.

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 817 Kendall Drive, Nashville, TN 37209

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 **15th** day of **January, 2010**

Angela M. Disrud

Michael A. Trebing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Angela M. Disrud and Michael A. Trebing**, 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 **15th** day of **January, 2010**

Notary Public

My commission expires: _____

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