File No. 210030472

WARRANTY DEED

LaTrece McAdoo Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

STATE OF TN
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Mindy Kelchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2010.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15595

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100020749 DEEDWARR
Recvd: 04/08/10 10:47 2 pgs
Fees:13.00 Taxes:425.50
20100408-0026576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine B. Breazeale	F & M Bank	135120B01700
(NAME)	(NAME)	
2130 Nashboro Boulevard	1639 Medical Center Parkway Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Netta M. Mashburn, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Elaine B. Breazeale, unmarried hereinafter called the grantee(s), Her 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 all of Unit No. 17 on the Plan of Nashboro Village-Tract 7, a Horizontal Property Regime Private Element Plat, as of record in Plat Book 11700, Pages 49-50, amending Plat Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Netta M. Mashburn by Special Warranty Deed dated June 21, 2007 from HSBC Bank USA, National Association, as Trustee for Homes Equity Loan Trust Series ACE 2005-HE5 of record in Instrument No. 20070709-0081435, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2130 Nashboro Boulevard, Nashville, TN 37217
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 31st day of March, 2010.

Netta M. Mashburn

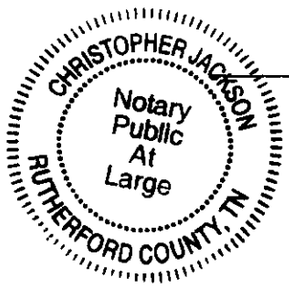
STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Netta M. Mashburn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of March, 2010.

Commission expires: July 16, 2011



Notary Public

File Number: 210030472

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122