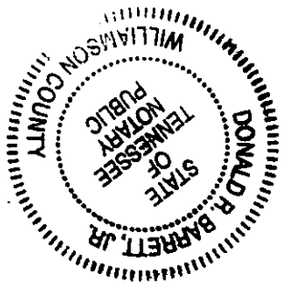
File No. 210090051

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Nicki D. Ferreira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simone Ferreira	NEW OWNER	161-9-132
(NAME) 1807 Liberty Ave.	(NAME)	
(ADDRESS) Richmond, VA 47374	(ADDRESS)	
(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, Joan E. Hansen, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Simone Ferreira and Nicki Leigh Ferreira, tenants in common with right of survivorship,** hereinafter called the grantee(s), 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. 38-B on the Plan of Zone Lot Division, Lot 38, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 685, an amendment to Plat Book 5200, Page 782, Register's Office for 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 JOAN E. HANSEN, UNMARRIED by Deed from JEFFREY PALMER, dated 02/16/2001 and filed for record on 02/21/2001 in Instrument No. 20010221-0015802, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 5200, Page 782, Plat Book 6250, Page 685, said Register's Office.

Grant of Transmission Line Easement of record in Book 1163, Page 96, and Book 2448, Page 622, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 5735 Brentwood Meadows Cr., Brentwood, TN 37027
(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), THEIR 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), 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.

BILL GARRETT, Davidson County
Trans:T20100061274 DEEDWARR
Recvd: 09/29/10 10:25 2 pgs
Fees:13.00 Taxes:502.83
20100929-0077421

Witness my/our hands this 24th day of September, 2010.

Joan E. Hansen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joan E. Hansen, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 24th day of September, 2010.

Commission expires: 9/23/13

Notary Public

File Number: 210090051

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064