BILL GARRETT, Davidson County
Trans:T20110022644 DEEDWARR
Recvd: 04/18/11 10:52 2 pgs
Fees:13.00 Taxes:292.30
20110418-0029670

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Rose Anderson	Primelending, a Plainscapital Company	04414009700
(NAME)	(NAME)	
913 Fowler Street	18111 Preston Rd., #900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75252	
(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, **Michael W. Brassell, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lisa Rose Anderson, a single woman**, hereinafter called the GRANTEE (S), their heirs and/or 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. 82, on the Plan of Section I, Rolling Green Subdivision, of record in Plat Book 1424, Page 75-76, 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 Michael W. Brassell by Deed from The Secretary of Housing and Urban Development, dated 04/24/2006 and filed for record on 05/30/2006 in Instrument No. 20060530-0063310, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2011 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 1424, Page 75-76, said Register's Office; (3) All matters set out in deed including but not limited to an easement of record in Book 1718, Page 552, said Register's Office.

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 913 Fowler Street, Old Hickory, TN 37138
(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/or 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/or 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 hand this 13th day of April, 2011.

Michael W. Brassell 4/13/2011

Michael W. Brassell

State of SC
County of Horry

Personally appeared before me Michael W. Brassell, an unmarried man, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2011.

NOTARY PUBLIC SOUTH CAROLINA

Notary Public
My Commission Expires: April 3rd 2018

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075