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#904

Southern Land Title & Escrow
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135
615-776-7461

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110033896 DEEDWARR
Recvd: 06/07/11 08:28 2 pgs
Fees: 13.00 Taxes: 259.00
20110607-0043402

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-13-2015

(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Mike & Patricia Wissel	(New Owners)	08302000400
(NAME)	(NAME)	
1580 Center Point Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **Zelbert Dickson Brady, a Married Man**, hereinafter called the GRANTOR(S), has bargained and sold; and by these presents do transfer and convey unto **Mike Wissel and wife, Patricia Wissel**, 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 the southerly part of Lot No. 28 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, described from a copy of a mortgage loan inspection by John Kohl and Company, dated January 10, 1989, as follows: Beginning at an iron pin in the southwesterly margin of Chapel Avenue, at the intersection of said avenue, and the north margin of a 20 foot alley, the original southeast corner of Lot No. 28; thence with said alley, west 126.9 feet to an iron pin at the common south corners of Lots Nos. 28 and 29; thence, with the line between said lots, northwardly 50 feet to an iron pin; thence, northeastwardly with a fence line 96 feet to an iron pin in said margin of Chapel Avenue; thence with said margin of said avenue, southeastwardly 72.8 feet to the point of beginning.

Being the same property conveyed to Zelbert Dickson Brady by Deed from Secretary of Housing & Urban Development, dated 12/29/1989 and filed for record on 12/29/1989 in Book 8015, Page 158, Register's Office for Davidson County, Tennessee.

Power of Atorney of record in Instrument No. **20110602-0042210.**

This conveyance is subject to any and all existing easements and restrictions of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1307 Chapel Avenue, Nashville, TN 37206
(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 3rd day of June, 2011.

Zelbert Dickson Brady by Sally Alyene McWhorter Co-Attorney-in-Fact

Zelbert Dickson Brady by Sally Alyene McWhorter, Co-Attorney-in-Fact Co-Attorney-in-Fact

Zelbert Dickson Brady by William Nelson Brady

Zelbert Dickson Brady by William Nelson Brady, Co-Attorney-in-Fact Co-Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sally Alyene McWhorter and William Nelson Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they are co-attorney-in-fact of Zelbert Dickson Brady, and are authorized by him, and they hereby acknowledge the execution of this instrument on his behalf, by virtue of a Power of Attorney of record in Instrument Number 20110602-0042210, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of June, 2011.

10-19-13
My Commission Expires:

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN