BILL GARRETT, Davidson County
Trans:T20110036275 DEEDWARR
Recvd: 06/17/11 09:12 2 pgs
Fees:13.00 Taxes:769.60
20110617-0046503

Warranty Deed

AFTER RECORDING PLEASE RETURN TO: Lawyer's Escrow Service Inc. 2021 Richard Jones Rd., Suite 220 Nashville, TN 37215 SHANNON HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2011	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $208,000.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2011. Notary Public My commission expires: 7-5-11

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacqueline M. Hansom	Suntrust Mortgage	Map: 83-3
2108 Pontotoc Ave	PO Box 79041	Parcel 86
Nashville, TN 37206	Baltimore, MD	

21279-0041

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM B. BRIMM, JR., UNMARRIED, AND ANDREW H. KRICHELS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE M. HANSOM, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of Pontotoc Subdivision, A Part of The Early Tract, of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. Brimm, Jr., unmarried by Warranty Deed dated April 29, 1997 from Joseph Mercer Ellis, unmarried, of record in Book 10443, page 543, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to William B. Brimm, Jr. and Andrew H. Krichels, as Joint Tenants With Rights of Survivorship by Quitclaim Deed dated December 20, 1999 from William B. Brimm, Jr., unmarried, of record in Instrument Number 19991220-0304978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2108 Pontotoc Ave, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2011.

William B. Brimm, Jr.

Andrew H. Krichels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William B. Brimm, Jr. and Andrew H. Krichels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2011.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY