Return To:

Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Margaret R. Means
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cherise M. Felix | Flagship Mortgage Corp. | 188.10-0A-090.00 |
| (NAME) | (NAME) | |
| 210 Birdnest Alley | 100 Old Wilson Bridge Road, Ste. 207 | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | Nolensville, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FirstBank, a Tennessee Banking Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charise M. Felix**, 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. 90, on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, of record as Instrument No. 20070807-0093935, 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 FirstBank, a Tennessee Banking Corporation, by Successor Trustee's Deed, dated February 11, 2011, from W.H. Smithson, LLC, of record in Instrument No. 20110217-0013635, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to W.H. Smithson, LLC, by Warranty Deed dated November 19, 2007, from Wood Ridge Development, Inc., a Tennessee Corporation, of record as Instrument No. 20071130-0139106, said Register's Office.

**This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 200708070093935; Master Deed (and bylaws) of record in Instrument No. 200706270076581; DCCR of record in Instrument 200706270076583; as made applicable to subject property in Instrument No. 200708210099818; as amended in Instrument in Instrument No. 200805150049892 and Instrument No. 200805150049893; HOA Charter of record in Instrument No. 200703070027908; Easement for Sanitary Sewer in Instrument No. 200707030079178; Easement for Storm water Detention Agreement of record in Instrument No. 200707020078659; Easement for Communications Infrastructure in Instrument No. 200701230009057; Easement for private storm water maintenance agreement of record in Instrument No. 200707110082648; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 210 Birdnest Alley Nolensville, TN 37135
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20110060586 DEEDWARR
Recvd: 09/29/11 10:55 2 pgs
Fees:13.00 Taxes:623.45

20110929-0075483

Witness my hand this 26th day of September 2011

FirstBank

Britin H. Boatright, CCIM
Metropolitan Bank President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Britin H. Boatright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Metropolitan Bank President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 2011

Notary Public

My Commission Expires: Sept. 3, 2012

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY