# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070732 DEEDWARR
Recvd: 11/09/11 10:02 2 pgs
Fees:13.00 Taxes:671.55

20111109-0087576

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/9/2013

(AFFIX SEAL)

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rebecca Breyer | Reliant Bank | 14215000800 |
| (NAME) | (NAME) | |
| 638 Harpeth Bend Dr. | 5109 Peter Taylor Park Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Brentwood, TN 37027 | |
| (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, **Barbara Ambrose, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca Breyer, unmarried**, 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 all of Lot No. 89, on the plan of Harpeth Valley Park, Section 1, of record in Plat Book 3600, Page 93-94, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Barbara Ambrose by Deed from James Christopher Mitchell, Co-Administrator and Richard Normal Mitchell, Co-Administrator of The Estate of James Christopher Mitchell, deceased, dated 06/23/2011 and filed for record on 06/27/2011 in Instrument 201106270048911, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of Grantor.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 3600, Page 93, Plat Book 3600, Page 94, said Register's Office.
Restrictions of record in Book 3857, Page 858, said Register's Office.
Easement of record in Book 4481, Page 140, said Register's Office.
Joint Driveway Easement of record in Book 6987, Page 224, said Register's Office.
County of Davidson taxes for the year 2012 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 638 Harpeth Bend Drive, Nashville, TN 37221

(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 31st day of October, 2011.

Barbara Ambrose

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2011.

Notary Public
My Commission Expires: _____

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**