WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Helen Sue Caudill	Regions Bank dbA Regions Mtg.	08309037000
(NAME)	(NAME)	
1407 Forrest Ave.	2050 Pkwy Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, GEORGE F. BRANDT, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN SUE CAUDILL, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN * COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* DAVIDSON

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Subdivision of Lindsley Tract, a plan of which is recorded in Book 57, Page 66 (plat book and page erroneously shown as Book 4774, Page 57 and Book 774, Page 57 in former deeds) in the Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the North side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed on May 17, 2011 by Warranty Deed to George F. Brandt from Donsala Merrimon Blanchard, unmarried, of record in Instrument No. 20110518-0038093, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS APPEARING ON THE PLAT OF THE SUBDIVISION OF LINDSLEY TRACT, OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20110071143 DEEDWARR
Recvd: 11/10/11 11:35 2 pgs
Fees:13.00 Taxes:721.50
20111110-0088045

unimproved ☐

This is improved ☑ property, known as 1407 Forrest 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Witness my hand this 31st day of October, 2011.

George F. Brandt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of October, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George F. Brandt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115