BILL GARRETT, Davidson County
Trans:T20110071583 DEEDWARR
Recvd: 11/14/11 10:51 2 pgs
Fees:13.00 Taxes:608.65
20111114-0088577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Affiant

Subscribed and sworn to before me, this 8th day of November, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine Bass	**Franklin American Mortgage**	**05303041600**
1411 Turner St	**501 Corporate Centre Dr Ste 400**	
Old Hickory, TN 37138	**Franklin, TN 37067**	
		FILE #: ST10289

FOR AND IN 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 ACKNOWLEDGE, WE,

Durk L Brown and Sharon M Brown, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine Bass, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 133 ON THE PLAN OF SECTION "B", VILLAGE OF OLD HICKORY, AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 133 FRONTS 76.1 FEET ONT HE EASTERLY SIDE OF TURNER STREET AND RUNS BACK 125.8 FEET ON THE NORTHERLY LINE, AND 124 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 81.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DURK L. BROWN AND WIFE, SHARON M. BROWN BY WARRANTY DEED FROM JIMMY EARL RINEHART, JR. AND WIFE, KIMBERLY J. RINEHART DATED 01/30/97 AND RECORDED ON 02/05/97 IN BOOK 10341, PAGE 378, SAID REGISTER'S OFFICE FOR SAID COUNTY. DURK L BROWN AND SHARON M BROWN HAVING SINCE DIVORCED AND ARE NOW BOTH UNMARRIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown of record with the Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 1411 Turner St, Old Hickory, TN 37138.

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 in 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.

Witness my/our hand(s) this 8th day of November, 2011.

Durk L Brown

Sharon M Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Durk L Brown and Sharon M Brown , the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES:
March 19, 2012

My Commission Expires:_____

JANA DRURY
NOTARY
PUBLIC
AT
LARGE
SUMNER COUNTY, TN