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BILL GARRETT, Davidson County
Trans:T20110072301 DEEDWARR
Recvd: 11/16/11 09:40 2 pgs
Fees:13.00 Taxes:366.30
20111116-0089383

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2011.

Notary Public

My commission expires:
11/5/2014

THIS INSTRUMENT WAS PREPARED BY
**Signature Title Services, Inc.**
**4711 Trousdale Drive Suite 120**
**Nashville, TN 37220**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Christopher S. Bratcher and Makenzie R. Bratcher** | U.S. Bank Home Mortgage | 07112021800 |
| **808 ONEIDA AVENUE** | 1550 American Blvd East #440 | |
| **NASHVILLE, TN 37207** | Bloomington, MN 55425 | |
| | | FILE #: ST10330 |

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,

**Jamie B. Day, single**

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

**Christopher S. Bratcher and Makenzie R. Bratcher, husband and wife**

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 145, VICTORY HEIGHTS, as shown on plat of record in Plat Book 1130, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Curtis R. Detharidge and wife, Prasetyawati to Daniel J. Wright and wife, Terrie J. Wright as recorded on the 30th day of August, 1985 in Deed Book 6644, Page 121; Trustee's Deed from Shellie Wallace as Successor Trustee and J.P. Sellers as Co-Trustee to CitiMortgage, Inc. as recorded on the 22nd day of December, 2010 in Instrument No. 20101222-0101891 and Special Warranty Deed from CitiMortgage, Inc., to Jamie B. Day as recorded on the 22nd day of February, 2011 in Instrument No. 20110222-0014292, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1130, Page 97, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 808 ONEIDA AVENUE, NASHVILLE, TN 37207.

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 10th day of November, 2011.

Jamie B. Day

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, Jamie B. Day , 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 10 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