(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110074338 DEEDWARR
Recvd: 11/23/11 13:53 2 pgs
Fees:13.00 Taxes:758.50

20111123-0091874

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher C. Breland	Bank of America, N.A.	14616003400
(NAME)	(NAME)	
448 Rochelle Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Plano, TX 75024	
(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, I, Clarence Stamps,Jr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher C. Breland, 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. 85 on the Plan of Brentwood Hall, Section V of record in Plat Book 2133, Page 127, Register's Office for said County.

Said Lot No. 85, which is a corner lot, fronts 91.4 feet on the Westerly margin of Rochelle Drive and fronts 120.4 feet on the Northerly margin of Brentlawn Drive, said frontages being joined by a curve having a length of 40.6 feet, and extends back 108.0 feet on the Westerly line and 140.7 feet on the Northerly line, to a point of intersection.

Being the same property conveyed to Clarence Stamps, Jr. by Warranty Deed from Kyle Robinson Holmes and spouse, Rebecca Belle Holmes, recorded on the 4th day of December, 2000 in Instrument No. 20001204-0118432, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2198, Page 3, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which haveb been prorated and paid by the Grantor herein.

unimproved ☐

This is improved ☑ property, known as 448 Rochelle Drive, Nashville, TN 37220
(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.

Witness my hand this 18th day of November, 2011.

Clarence Stamps, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 18th day of November, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence Stamps, Jr.**, 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:

Notary Public,

