WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080604 DEEDWARR
Recvd: 12/20/11 14:31 2 pgs
Fees:13.00 Taxes:795.50

20111220-0099429

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **December, 2011**

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Dale Brackeen III and Stacey H. Brackeen	First Community Mortgage Inc.	08313041500
(NAME) 1500 Fatherland Street	(NAME) 275 Robert Rose Dr.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Thomas R. Steinwinder and wife, Hillary K. Steinwinder**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ernest Dale Brackeen III and wife, Stacey H. Brackeen**, 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. 115 in Block "N" of the Plan of the Lindsley Home Place of record in Plan Book No. 2, Page 92, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 115 fronts 50.0 feet on the south side of Fatherland Street extending east from Fifteenth Street and runs back 156.0 feet between the east margin of said Fifteenth Street and a line parallel thereto to an alley.

Being the same property conveyed to Thomas R. Steinwinder and wife, Hillary K. Steinwinder, by Warranty Deed from Troy M. Johnson and wife, Nancy Johnson, dated May 9, 2006 and filed of record on May 12, 2006 in Instrument No. 200605120055813, Register's Office for said County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1500 Fatherland Street, Nashville, TN 37206

IN WITNESS WHEREOF, I have hereunto set my signature, on this 15th day of December, 2011.

THOMAS R. STEINWINDER

HILLARY K. STEINWINDER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas R. Steinwinder and Hillary K. Steinwinder,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2011.

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires 5-4-15

This Instrument Was Prepared By
and Record & Return To:
Foundation Title and Escrow, LLC
30 Burton Hills Blvd, Ste. 175
Nashville, TN 37215