BILL GARRETT, Davidson County
Trans:T20110080772 DEEDWARR
Recvd: 12/21/11 10:39 2 pgs
Fees:13.00 Taxes:954.60
20111221-0099612

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $258,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2011. Notary Public My commission expires: 01/07/2013

DANA DELVO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew C. Brandon	Flagship Mortgage Corp.	
1404 Franklin Ave.	100 Old Wilson Bridge Rd. Suite 207	Map/Parcel: 83-5-370.00
Nashville, TN 37206	Worthington, OH 43085	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSE WILLOUGHBY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW C. BRANDON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, TN:

Being the East 26.8 feet of Lot No. 4 and the West 22.8 feet of Lot No. 3, Block 1 on the corrected Plan of T.P. Weakley's Subdivision, as shown on Plan of record in Plat Book 421, Page 50, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Said parts of said lots No. 3 and 4 adjoin and front together 48.6 feet on the southerly side of Seymore, formerly Franklin Avenue, and run back between parallel lines to an alley. Being part of the same property conveyed to Jesse Willoughby, unmarried by deed from Donald Steven Rice of record in Instrument Number 20050920-0112715, in the Register's Office for Davidson County, Tennessee, dated September 13, 2005 .

This property known as 1404 Franklin Ave. Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1404 Franklin Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

JW

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2011.

Jesse Willoughby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jesse Willoughby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of December, 2011.

Notary Public

My Commission Expires:

