RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120017421 DEEDWARR
Recvd: 03/09/12 09:27 2 pgs
Fees:13.00 Taxes:492.10
20120309-0020575

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Madson	Suntrust Mortgage	064160C09400CO
(NAME)	(NAME)	
906 Bexhill Court S.	1001 Semmes Ave, - RVW-5023	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richmond, VA 23224	
(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, **Anita B Bichsel**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danielle W. Madson**, 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. 47 on the Plan of Wembly Downs, Section Four, as shown on plat of record in Plat Book 7900, page 456 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Anita B. Bichsel by Warranty Deed from Dale L. Shackelford, a single person, dated February 26, 2004 and filed on March 1, 2004 in Instrument Number 20040301-0022962, Register's Office of Davidson County, Tennessee.

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 906 Bexhill Court S., Hermitage, TN 37076

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, has 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 our hands this **8th** day of **March, 2012**

Anita B. Bichsel by Scott Zehnder attorney in fact

Anita B Bichsel by Scott Zehnder, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Scott Zehnder, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Anita B Bichsel, and who acknowledged that he executed the same as the free act and deed of the said Anita B Bichsel, by virtue of a Power of Attorney, duly executed and appearing of record in Book ✱_____, page _____, said Register's Office.

✱20120309-0020574

Witness my hand and official seal, this **8th** day of **March, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY