BILL GARRETT, Davidson County
Trans:T20120030500 DEEDWARR
Recvd: 04/26/12 09:35 2 pgs
Fees:13.00 Taxes:518.00
20120426-0035678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2012

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDWARD A. BRANNAN	**Suntrust Mortgage, Inc.**	**08404004700**
2511 MEADOWOOD DR	**1001 Semmes Ave. RVW 5023**	
NASHVILLE, TN 37214	**Richmond, VA 23224**	
		File: ST2012-0292

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,

EVELYN D HERNDON, UNMARRIED

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

EDWARD A. BRANNAN,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. 8 on the Plan of McGavock Heights, Section One, as of record in Book 2330, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot 8 fronts 115 feet on the southerly side of Meadowwood Drive and runs back between lines 199.5 feet on the westerly side line and 199.3 feet on the easterly side line to a line at the rear measuring 115 feet thereon.

BEING the same property conveyed to EVELYN D HERNDON BY WARRANTY DEED FROM JAMES D. EMERSON AND WIFE, DEBBIE E. EMERSON DATED 05/26/88, AND RECORDED ON 05/26/88 in Book 7554, page 87, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2330, Page 70, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2511 MEADOWOOD DR, NASHVILLE, TN 37214.

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 20th day of April, 2012.

Evelyn D. Herndon
EVELYN D HERNDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EVELYN D HERNDON, 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 20th day of April, 2012.

Notary Public

My Commission Expires: 1/26/16

