WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires January 7, 2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Brandi	New American Mortgage, LLC	173-9-A-442 CO
(NAME)	(NAME)	
8654 Gauphin Place	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(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, WE, Clifton Foy and Lori C. Foy, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill Brandi, a single woman, 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. 381 on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of said lots.

Being the same property conveyed to Clifton Foy and Lori C. Foy, husband and wife, by deed of record in Instrument Number 20060426-0047871, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Lenox Village of record in Instrument No. 20050617-0069532, Register's Office for Davidson County, Tennessee. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in said Register's Office. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020408-0042676, in said Register's Office. Stormwater Detention Agreement Easement of record as Instrument No. 20020408-0042676, in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8654 Gauphin Place, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20120064891 DEEDWARR
Recvd: 08/29/12 14:39 2 pgs
Fees:13.00 Taxes:619.75
20120829-0078185

Witness our hands this 27th day of August, 2012.

Clifton Foy

Lori C. Foy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton Foy and Lori C. Foy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of August, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013