WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130005172 DEEDWARR
Recvd: 01/18/13 09:24 2 pgs
Fees: 13.00 Taxes: 636.03

20130118-0006122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of January, 2013

Notary Public

MY COMMISSION EXPIRES: 12-10-16

(AFFIX SEAL)

GLADRIE M. HARRIS NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Housley and Donna Housley	New Owner	141120B039.00CO
(NAME) 6068 Temple Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Alice Nichols, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lonnie Housley and Donna Housley, husband and wife**, 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 32, Phase 3, Southampton, as shown on plat of record in Plat Book 5200, pages 689 and 690, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alice Nichols by deed from Federal National Mortgage Association dated February 10, 2012 of record in Instrument No. 20120215-0013223, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Federal National Mortgage Association by deed from Elizabeth Beaird, an unmarried woman, dated March 17, 2011 of record in Instrument No. 20110406-0026507, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Elizabeth Beaird, an unmarried woman, by deed from Cendant Mobility Financial Corp. dated May 9, 2005 of record in Instrument No. 20050512-0053987, 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 X property, known as 1204 Brenner Dr., Nashville, TN 37221

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 **11th** day of **January, 2013**

Alice Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Alice Nichols**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **January, 2013**

Notary Public

My commission expires: 5/10/16

DEANNA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16