104,400

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016833 DEEDWARR
Recvd: 02/28/13 15:15 2 pgs
Fees:13.00 Taxes:386.28
20130228-0020276

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **February, 2013**

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

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
Brandon D. Hendrixson	PRIMARY RESIDENTIAL MORTGAGE	05003004300
(NAME) 1304 Tuckahoe Drive	(NAME) 4750 WEST WILEY POST WAY	
(ADDRESS) Nashville, TN 37027	(ADDRESS) SALT LAKE CITY, UT 84116	
(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, **Tamara Bagwell, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brandon D. Hendrixson and wife, Emily P. Webb-Hendrixson**, 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. 40 on the Plan of Bellshire Terrace, Section One, Phase Two, as of record in Plat book 6250, page 179 and 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Tamara Bagwell by deed from Secretary of Veterans Affairs dated August 30, 2000 of record in Instrument No. 20000907-0088429, 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 1304 Tuckahoe Drive, Nashville, TN 37027

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 **25th** day of **February, 2013**

Tamara Bagwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tamara Bagwell**, 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 **25th** day of **February, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY