RETURN TO / PREPARED BY:
Foundation Title and Escrow Company, Inc.
Richard Jones Rd., Ste. 110
Nashville, TN 37215
File # 31047
Davidson County Fee Exempt

BILL GARRETT, Davidson County
Trans:T20130035503 DEEDWARR
Recvd: 04/30/13 11:59 2 pgs
Fees:13.00 Taxes:492.10
20130430-0043005

WARRANTY DEED	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 26th day of April, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Brearley and John C. Brearley	Guaranty Bank FSB	062 02 0A 338.00CO
(NAME)	(NAME)	
3112 Barksdale Harbor Drive	P.O. Box 245014	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Milwaukee, WI, 53224	
(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, **Brittian Jordan and wife, Ashley Jordan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael L. Brearley, unmarried and John C. Brearley, married**, 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. 310 on the Plan of River Trace Estate, Phase 2, Section 6, as shown by plat of record in Instrument No. 20010605-0058138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brittain Jordan by deed from HSBC Bank USA National Association dated March 22, 2010, and recorded April 7, 2010 of record in Instrument No. 20100407-0026131, 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 3112 Barksdale Harbor Drive, 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, 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 **26th** day of **April, 2013**

Brittian Jordan

Ashley Jordan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Brittian Jordan and Ashley Jordan**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **April, 2013**

Notary Public

My commission expires: 11-4-2013

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013