WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara S. Isabel	New Owner	05302004100
(NAME)	(NAME)	
1304 Bryan Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-3049		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*an **unmarried

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Layne Enterprise, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Barbara S. Isabel, *unmarried,*** hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 176, on the plan of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Layne Enterprise LLC, a Tennessee limited liability company by Deed from HSBC Bank USA, N.A. as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-SD1, Asset Backed Pass Through Certificates, dated 08/10/2012 and filed for record on 08/22/2012 in Instrument 201208220075313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 1424, Page 66; 2. All matters set out in document including but not limited to an Easement of record in Book 2011, Page 317, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1304 Bryan Street, Old Hickory, TN 37138-3049
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

BILL GARRETT, Davidson County
Trans:T20130039637 DEEDWARR
Recvd: 05/13/13 10:59 2 pgs
Fees:13.00 Taxes:407.00
20130513-0047932

GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 hand this 10th day of May, 2013.

LAYNE ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Lesley Chevalier, Member

State of Florida
County of Manatee

Personally appeared before me, a notary public in and for the state and county aforementioned, Lesley Chevalier with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of Layne Enterprise, LLC, a Tennessee Limited Liability Company and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Member.

WITNESS my hand and seal this 10th day of May, 2013.

Notary Public Shari L Clark
My Commission Expires: 11/14/16

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

SHARI L. CLARK
Notary Public - State of Florida
My Comm. Expires Nov 14, 2016
Commission # EE 219068