Davidson County DEEDWARR Recvd: 08/01/13 12:02 3 pgs Fees:18.00 Taxes:724.09 **20130801-0080195**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,700.00 Affiant Subscribed and sworn to before me, this 17th DAY OF July, 2013. Notary Public MY COMMISSION EXPIRES: 7/6/15 (AFFIX SEAL)

WARRANTY DEED

G-KW-13-01708

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jason Brasel	American Neighborhood Mortgage Acceptance Company	
1708 Sherwood Lane	(NAME) 9005 Overlook Blvd, Ste. 206	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	72-15-221.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VAN C. BOND, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON BRASEL AND CAROLYN BRASEL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, SHERWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 51, 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 VAN C. BOND, UNMARRIED BY WARRANTY DEED FROM DAVID G. DEDOMINICIS AND WIFE, SYBIL E. DEDOMINICIS, RECORDED ON THE 18TH DAY OF NOVEMBER, 1991 IN DEED BOOK 8487, PAGE 407, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )

This is improved (X) property, known as 1708 Sherwood Lane, Nashville, Tennessee 37216
(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), their heirs and 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 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), 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 my/our hand(s) this 17th day of July, 2013.

Van C Bond by Ashley Dugger, Attorney in fact
Van C. Bond by Ashley Dugger, Attorney-In-Fact

Ellen V. Young Bond by Ashley Dugger, Attorney in fact
Ellen V. Young Bond by Ashley Dugger, Attorney-In-Fact

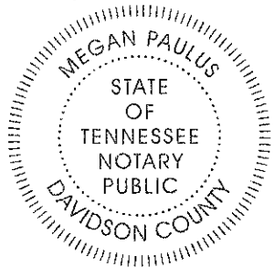
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ASHLEY DUGGER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VAN C. BOND and ELLEN V. YOUNG BOND and who acknowledged he/she/they executed the same as the free act and deed of the said VAN C. BOND and ELLEN V. YOUNG BOND.

Witness my hand and official seal, this the 17th day of July, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15