Return To: 13-0748
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 26, 2013.** Notary Public MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 3-7-16

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0748**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Brandt and Debra S. Brandt	**RBS Citizens, NA**	**106-15-7**
(NAME) **74 Scobey Drive**	(NAME) **One Citzens Plaza**	
(ADDRESS) **Nashville,TN 37210**	(ADDRESS) **Providence, RI 02903**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Golden (formerly a single man)** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Brandt and Debra S. Brandt, 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:

Being Lot No. 91, on the map of Raymond Heights, as the same appears of record in Plat Book 1424, Page 141, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Michael Golden, a single person, by Warranty Deed from Stephanie G. Smith and husband, Phillip S. Smith recorded July 6, 2011 in Instrument Number 20110706-0051596, Register's Office for Davidson County, Tennessee.

Rebecca Golden, spouse of Michael Golden, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have in the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **74 Scobey Drive, Nashville, TN 37210**
(House Number) (Street) (City, State) (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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130086746 DEEDWARR
Recvd: 10/07/13 16:05 2 pgs
Fees:13.00 Taxes:499.50
20131007-0105315

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **September, 2013**.

Michael Golden

Rebecca Golden

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Golden and Rebecca Golden**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **September, 2013**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY