Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

PREPARED BY (AND RETURN TO):

BILL GARRETT, Davidson County
Trans:T20130102668 DEEDWARR
Recvd: 12/06/13 14:14 2 pgs
Fees:13.00 Taxes:1221.00
20131206-0124504

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53069
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William B. Brandt Heather F. Brandt 4309 General Bate Drive Nashville, Tennessee 37204	New Owner

TAX MAP-PARCEL NUMBERS: 13205002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin F. McNaughton and spouse, Candace D. McNaughton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William B. Brandt and Heather F. Brandt, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of 2nd Addition to the Brookhaven Estates of record in Book 2133, page 49, Register's Office for said County.

Said Lot No. 84 fronts 125 feet on the westerly margin of Bates Drive, now known as General Bates Drive, and extends back 443.6 feet on the northerly line and 428.5 feet on the southerly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to Justin F. McNaughton and spouse, Candace D. McNaughton by Warranty Deed from Matthew Scott Bourlakas, married, dated May 25, 2006 and recorded on May 26, 2006 of record in Doc. No. 20060526-0062201, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 49, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bate Drive, now known as General Bate Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 4 x 15 foot utility anchor easement located on the northeasterly front corner of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4110, page 167, said Register's Office. Restrictions of record in Book 1969, page 609, Book 1786, page 501, Book 3529, page 623, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4309 General Bate Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2013.

Justin F. McNaughton

Candace D. McNaughton

State of TENNESSEE
County of DAVIDSON

On this 3rd day of December, 2013 , before me the undersigned authority, personally appeared Justin F. McNaughton and Candace D. McNaughton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Sworn and subscribed before me this the 3rd day of December, 2013

My Commission Expires: 8/20/17

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.