(2)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011939 DEEDWARR
Recvd: 02/20/14 12:25 2 pgs
Fees:13.00 Taxes:48.10
20140220-0014611

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Brandon Brown | New Owner | 082-09-0-414 |
| (NAME) | (NAME) | |
| ~~311 Madison Street~~ ← | 7213 Stoddard Ln | |
| (ADDRESS) | (ADDRESS) | |
| ~~Nashville, TN 37208~~ ← | Plano, TX 75025 | |
| (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, **Property Savers LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon Brown, unmarried**, 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 the northwesterly part of Lot No. 6 on the Map of David T. McGavock's Plan of Lots, of record in Book 10, pages 606 and 607, said Register's Office.

Said lot fronts 37.5 feet on the south side of Madison Street and runs back between parallel lines, along the east margin of an alley, 36 feet to a dead line.

(2)

BEING the same property conveyed to Alan J. Wormer and wife, Mary R. Wormer by Warranty Deed from The Hunter Group, Inc. dated October 2, 1995, of record in Book 9817, page 892, Register's Office for Davidson County, Tennessee; and further conveyed to Property Savers LLC, by Deed from Alan J. Wormer, of record @ Inst # 20140220-0014610, Reg. Office of said Co. 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 311 Madison Street, Nashville, TN 37208

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 **7th** day of **February, 2014**

Property Savers LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, Notary in and for said County and State, personally appeared the within named, Brian Ellwood, whom I am personally acquainted and upon his/her/their oath acknowledged himself/herself/theirselves to be a Managing Member and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of **Property Savers LLC.**

Witness my hand and official seal, this **7th** day of **February, 2014**

Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

**Return to:**
**Foundation Title and Escrow, LLC.**
**2572 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**