WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140033208 DEEDWARR
Recvd: 05/13/14 14:19 2 pgs
Fees: 13.00 Taxes: 728.90

20140513-0041005

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Codasta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 5/22/17 (AFFIX SEAL)

LISA RIPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi Tatum	New Owner	172120B03000CO
(NAME)	(NAME)	
1420 Woodfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kristin J. Devereaux, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brandi Tatum, unmarried**, hereinafter called the Grantee, her 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 Lot No. 377, on the Plan of Bradford Hills Subdivision, Section 3, of record in Book 7900, page 6, amended in Book 7900, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kristin J. Devereaux, an unmarried woman by Warranty Deed from Randall Moore and wife, Roberta Moore dated May 4, 2007, of record in Instrument No. 20070507-0054330; Scrivener's Affidavit in Instrument No. 20070508-0055151, Register's Office for Davidson County, Tennessee.

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 X property, known as 1420 Woodfield Drive, Nashville, TN 37211

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 my hands this **30th** day of **April, 2014**

Kristin J. Devereaux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Kristin J. Devereaux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2014**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3-25-14