BILL GARRETT, Davidson County
Trans:T20140039505 DEEDWARR
Recvd: 06/05/14 08:58 2 pgs
Fees:13.00 Taxes:754.80
20140605-0048743

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-6-2017

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
Bryan Veler	Movement Mortgage	07216023200
(NAME)	(NAME)	
1512 Corder Drive	2672 N. Mt. Juliet Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Mt Juliet, TN, 37122	
(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, **Christina Lynn Mays**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Veler and Melissa Brown, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the on the Map of Dugger Heights of record in Book 1424, page 102, Register's Office of Davidson County, Tennessee.

Said Lot No. 8 fronts 68 feet on the westerly side of Corder Drive and extends back between parallel lines 196 feet to a dead line.

BEING the same property conveyed to Christina Lynn Mays by Warranty Deed dated August 29, 2011 from Herndon B. Crouch and filed of record in Instrument No. 20110909-0069961, 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 ☐ property, known as 1512 Corder Drive, Nashville, TN 37206

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 **29th** day of **May, 2014**

Christina Lynn Mays
By: Susan Heinrich, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Susan Heinrich, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Christina Lynn Mays and who acknowledge that he/she executed the same as the free act and deed of the said Christina Lynn Mays, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____, said Register's Office.

Witness my hand and official seal, this **29th** day of **May, 2014**

Jodi Jackson
Notary Public

My commission expires: 7/24/17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY