BILL GARRETT, Davidson County
Trans:T20140041932 DEEDWARR
Recvd: 06/13/14 11:02 2 pgs
Fees:13.00 Taxes:665.63

20140613-0051791

WARRANTY DEED

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Brumer	Mortgage Investors Group	173-09-0A-438.00-CO
(NAME) 8646 Gauphin Place	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN, 37923	
(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, WE, **Jonathan D. Gosnell and Heather B. Gosnell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael G. Brumer, an unmarried man**, 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. 377, on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for more complete details of said lots.

BEING the same property conveyed to Jonathan D. Gosnell and Heather B. Gosnell, husband and wife, by deed dated March 30, 2006 from Regent Homes, LLC, a Tennessee Limited Liability Company and filed of record in Instrument No. 20060403-0037592, 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 8646 Gauphin Place, 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 our hands this 10th day of June, 2014

Jonathan D. Gosnell by Diane Crawford, Attorney-in-Fact

Jonathan D. Gosnell by Diane Crawford
Attorney In Fact

Heather B. Gosnell by Diane Crawford, Attorney-in-Fact

Heather B. Gosnell by Diane Crawford
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan D. Gosnell, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20140613005178 9, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jonathan D. Gosnell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 10th day of June, 2014.

Laurie Matthews Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather B. Gosnell, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20140613005179 0, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Heather B. Gosnell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 10th day of June, 2014.

Laurie Matthews Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

3-25-18

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122