THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Victor A. Hannah
535 Bradburn Village Circle
Antioch, TN 37013

**MORTGAGEE**
First Liberty Financial Group, LLC
9520 Ormsby Station Rd, #20
Louisville, KY 40223

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 164-0600-B
PARCEL 018.00

BILL GARRETT, Davidson County
Trans:T20140047174 DEEDWARR
Recvd: 07/02/14 10:59 2 pgs
Fees:13.00 Taxes:406.63
20140702-0058182

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Jonesta Renee Nolan, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Victor A. Hannah,** *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:

*a single man

**Land in Davidson County, Tennessee, being Unit No. 18 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Jonesta Renee Nolan, a single person, by Warranty Deed from Beazer Homes Corp., dated December 18, 2007 and filed of record in Instrument No. 20071220-0145943, Register's Office for Davidson County, Tennessee. Jonesta Renee Nolan has since married. Orlando Tippins joins in this conveyance for the purpose of conveying all his right, title and interest in and to said property he might have marital or otherwise.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20060816-0101099, and amended in Instrument No. 20070717-0084884, Instrument No. 20070817-0098536, and in Instrument No. 20121109-0103798, Right of Way Easement of record in Book 3670, Page 396 and in Book 4579, Page 913; Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Quitclaim Deed for Common Area of record in Instrument No. 20060823-0103545; Charter of record in Instrument No. 20060823-0103546; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; Corporate Conveyance of Easement of record in Instrument No. 20080807-0081447; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **535 Bradburn Village Circle Antioch, TN 37013.**

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, have 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 25th day of June, 2014.

Jonesta Renee Nolan

Orlando Tippins

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jonesta Renee Nolan and Orlando Tippins, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 2/4/2015

KATINA J. SIMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074004838
MY COMMISSION EXPIRES FEBRUARY 4, 2015

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $109,900.00.

AFFIANT

Subscribed and sworn to before me this 25th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 5-8-2016

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY