| RECORDING INFORMATION |
|---|
| BILL GARRETT, Davidson County<br>Trans:T20140048613 DEEDWARR<br>Recvd: 07/08/14 12:57 2 pgs<br>Fees:13.00 Taxes:231.25<br>20140708-0060048 |

**This Instrument Prepared By:**
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011572

**MAP - PARCEL NO: 172-15-C-10.00**

**Send Tax Statements To:** New Owner

**Name/Address New Owner:** David West
2833 Brentwood Knoll
Nashville, TN 37211

**Name of Mortgagee:** The Farmers Bank

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ANDRE JAECKLE, married,** have bargained and sold and by these presents do transfer and convey unto **DAVID WAYNE WEST**, his heirs and assigns forever, the following described property, to wit:

**Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being a portion of the property conveyed to Andre Jaeckle by Special Warranty Deed from Community South Bank, dated August 27, 2010, filed August 30, 2010, in Instrument No. 20100830-0068277, Register's Office for Davidson County, Tennessee.**

**This is unimproved property known as 2833 Brentwood Knoll Court, Nashville, TN 37211.**

**THE PROPERTY CONVEYED HEREIN HAS NEVER BEEN THE PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.**

**TO HAVE AND TO HOLD** said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

**AND I DO COVENANT** with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Easements and Restrictions for Brentwood Knoll Subdivision, of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, I have hereunto set my signature, this the 30 day of June, 2014.

ANDRE JAECKLE

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDRE JAECKLE**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, on this 30 day of June, 2014.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I CERTIFY** that the actual consideration or value, whichever is greater, for this transfer is the sum of **$62,500.00**.

Affiant

**SWORN TO** and subscribed before me on this 30 day of June, 2014.

My Commission Expires:
8-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY