6717
box13

BILL GARRETT, Davidson County
Trans:T20140065471 DEEDWARR
Recvd: 09/03/14 14:31 2 pgs
Fees:13.00 Taxes:819.55
20140903-0080553

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14384

Send Tax Bills To:
New owner

New Owner is:
Nathan Daniel Brockell
1313 Hadley Avenue
Old Hickory, TN 37138

MAP: 053-03-0

PARCEL: 171.00

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 and sufficiency of all of which is hereby acknowledged, **Brandon Wilson, unmarried, and Kristopher Todd, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nathan Daniel Brockell and Emily K. Brutcher, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1313 Hadley Avenue, Old Hickory, TN 37138**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 237, Section B, on the Plan of Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Brandon Wilson and Kristopher Todd by Quitclaim Deed from Brandon Wilson, dated 9/22/11 and recorded 9/26/11 in Instrument Number 20110926-0077285; and the same property previously conveyed to Brandon Wilson by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 7/19/11 and recorded 9/1/11 in Instrument Number 20110901-0067907, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of August, 2014.

GRANTOR(S):

BRANDON WILSON

KRISTOPHER TODD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brandon Wilson and Kristopher Todd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of August, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is **$221,500.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of August, 2014.

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires 03-20-2018

NOTARY PUBLIC
My commission expires:_____