File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086948 DEEDWARR
Recvd: 11/18/14 14:53 2 pgs
Fees:13.00 Taxes:528.73
20141118-0106389

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION ~~EXPIRES~~: 3/07/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Wiese	F & M Bank	16109013200
(NAME)	(NAME)	
5735 Brentwood Meadows Circle	2021 Richard Jones Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Simone Ferreira Nicki Leigh Ferreira, tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew Wiese and Gabrielle Wiese, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 38-B, on the Zone Lot Division of Lot 38, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 685, amending Plat Book 5200, Page 782, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Simone Ferreira Nicki Leigh Ferreira, tenants in common with right of survivorship by Warranty Deed from Joan E. Hansen, dated September 24, 2010 and filed in Instrument Number 20100929-0077421, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 5200, Page 782 and Plat Book 6250, page 685, and (2) Easement of record in Book 1163, Page 96 and Book 2448, page 622, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5735 Brentwood Meadows Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11626
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of November, 2014.

Simone Ferreira by Christopher R. Jackson, Attorney-in-Fact

Nicki Leigh Ferreira by Christopher R. Jackson, Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Christopher R. Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of **Simone Ferreira,** and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20141118-0106388, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of November, 2014.

Notary Public
My Commission Expires: 9/18/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Christopher R. Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of **Nicki Leigh Ferreira,** and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20141118-0106387, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of November, 2014.

Notary Public
My Commission Expires: 9/18/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067