WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT-1560

BILL GARRETT, Davidson County
Trans:T20140089876 DEEDWARR
Recvd: 12/01/14 14:23 2 pgs
Fees:13.00 Taxes:540.20
20141201-0110037

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1136

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2014

Notary Public
Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angela P. Brannon 5232 Village Way Nashville, TN 37211	Peoples State Bank of Commerce 7122 Nolensville Road Nolensville, TN 37135	161-11-0E-015.00 CO

WARRANTY DEED

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, I/WE,

Charnell Thomas, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Brannon and Justin Brannon, wife and husband

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. 12 on the Plan of Villages of Brentwood, Phase VIII, Section II, of record in Plat Book 6200, Page 769, amended in Plat Book 7900, Page 57, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charnell Thomas, by Warranty Deed from Matthew S. O'Dell and wife, Jessica S. O'Dell, dated 3/30/10 and recorded 4/20/10 in Instrument No. 20100420-0029853, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5232 Village Way, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of November, 2014.

Charnell Thomas by Troy V. Raley, attorney-in-fact
Charnell Thomas
By: Troy V. Raley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25th day of November, 2014, before me personally appeared Troy V. Raley to me known to be the person who executed the foregoing instrument on behalf of Charnell Thomas as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Charnell Thomas.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of November, 2014

Tracey Perry
Notary Public

Commission Expires: 3-3-15

TRACEY PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015