(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090865 DEEDWARR
Recvd: 12/04/14 11:21 2 pgs
Fees:13.00 Taxes:3422.50
20141204-0111196

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this the 2 day of December, 2014.

Georgette R Kennedy
Notary Public

My commission expires: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Johann C. Brandes **Mina Brandes**	**THE BANK OF NASHVILLE** **A div of Synovus Bank**	**Map 117-06-0 Parcel 050-00**
2306 Hampton Avenue	**401 Church Street**	
Nashville, TN 37215	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann R. Bright, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johann C. Brandes and Mina Brandes, husband and wife

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 the easterly 150 feet of the westerly 195 feet of the northerly part of Lot No. 15 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 405 feet west of the center line of 23rd Avenue South, said point being the southwest corner of property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume, et al, of record in Book 999, Page 235, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 150 feet to the southeast corner of the property conveyed to Anne Lois Greene by deed from Loiette Hampton Hume, et al, of record in Book 1104, Page 617, said Register's Office; thence with said Greene's easterly line, northwardly 342.5 feet, more or less, to the southerly line of Lot No. 5; thence with said line, eastwardly 150 feet to the northwest corner of said Harwell Property; thence with said Harwell's westerly line, southwardly 342 feet, more or less, to the beginning.

Being the same property conveyed to Hugh B. Bright and wife, Ann R. Bright, by Deed dated November 17, 1964 from Otis C. Williams, of record in Book 3836, Page 76, Register's Office for Davidson County, Tennessee. The said Hugh B. Bright died

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The conveyance of the above described parcel of land is subject to the following: (1) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4096, Page 972, Register's Office for Davidson County, Tennessee. (2) Restrictive Covenants contained in instrument of record in Book 662, Page 807, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **2306 Hampton Avenue, Nashville, TN 37215**

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 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 my/our hand(s) this ____ day of **December, 2014.**

Ann R. Bright

Ann R. Bright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ann R. Bright,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY