BILL GARRETT, Davidson County
Trans: T20140094470 DEEDWARR
Recvd: 12/17/14 13:36 2 pgs
Fees: 13.00 Taxes: 921.30
20141217-0115456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 249,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTIAN HAPNER	Bank of the Ozarks	**172120A09000CO**
5516 SEESAW RD	P.O. Box 8811	
NASHVILLE, TN 37211	Little Rock, AR 72231	

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 ACKNOWLEDGE, WE,

ASHLY H. BRICK and SAMUEL G. BRICK, WIFE AND HUSBAND

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

CHRISTIAN R. HAPNER, A SINGLE PERSON

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(s) No. 133, as shown on the map entitled the Plan of Bradford Hills Subdivision, Section Five, of record in Plat Book 7900, page 6 and amended in Plat Book 7900, pages 287 and 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO ASHLY H. BRICK and SAMUEL H. BRICK, wife and husband, BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, A CORPORATION ORGANIZED UNDER AND EXISTING PURSUANT TO THE LAWS OF THE UNITED STATES, DATED 09/26/2008 AND RECORDED ON 10/20/2008 IN INSTRUMENT NUMBER 20081020-0105265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAMUEL H. BRICK IS ONE AND THE SAME PERSON AS SAMUEL G. BRICK.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5516 SEESAW RD, 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 do 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 in 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 12th day of December, 2014.

ASHLY H. BRICK

SAMUEL H. BRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ASHLY H. BRICK and SAMUEL H. BRICK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY