BILL GARRETT, Davidson County
Trans:T20150006777 DEEDWARR
Recvd: 01/28/15 09:24 2 pgs
Fees:12.00 Taxes:0.00
20150128-0007973

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Albert Berlau & Barbara Berlau
600 Twilight Bay
Mt. Juliet, TN 37122

MORTGAGEE:
Waterstone Mortgage Corp
N25 W23255 Paul Road
Pewaukee, WI 53072

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
MAP 052F GROUP D
PARCEL 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marie J. Branson, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Albert Berlau and wife, Barbara Berlau,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Being Land lying mostly in Wilson County and partly in Davidson County, Tennessee, being Lot No. 332 on the Plan of Shiloh Park Section 6 of record in Plat Book 15, page 77, Register's Office for Wilson County, Tennessee.

Said Lot No. 332 fronts 97.43 feet on the southeasterly margin of Saundersville Road and extends back 143.53 feet on the southerly line and 159.14 feet on the northerly line to a line on the rear on which it measures 62.52 feet thereon.

Being the same property conveyed to Greg C. Branson and wife, Marie J. Branson by Deed from Richard K. Knowles and wife, Peggie D. Knowles dated August 14, 1989, and of record in Book 416, page 9, Register's Office for Wilson County, Tennessee, and Book 7934, page 215, Register's Office for Davidson County, Tennessee. Greg C. Branson is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 15, Page 77, Register's Office, Wilson, County, Tennessee.

This is improved property known as 4900 Saundersville Rd Old Hickory, TN 37138.

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 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 our hands this 15th day of January, 2015.

Marie J. Branson
Marie J. Branson
By: Steven W. Branson, Attorney-in-Fact
Steven W. Branson
Attorney in fact.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven W. Branson, as Attorney-in-Fact for Marie J. Branson, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 1.1.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 1.1.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BK/PG: 1625/256-257
15543750

2 PGS:AL-DEED	
DARLA BATCH: 307038	
01/20/2015 - 08:00 AM	
VALUE	130000.00
MORTGAGE TAX	0.00
TRANSFER TAX	481.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	494.00

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS