BILL GARRETT, Davidson County
Trans:T20150033488 DEEDWARR
Recvd: 05/01/15 14:29 2 pgs
Fees:13.00 Taxes:462.13
20150501-0039609

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER (B)

The actual consideration or value, whichever is greater, for this transfer is 124,900.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2015.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CONSTANCE KRAMER	**FIRST TENNESSEE BANK**	**09611018200**
3231 CLOVERWOOD DR	**1755 LYNNFIELD, BLDG D**	
NASHVILLE, TN 37214	**MEMPHIS, TN 38119**	

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,

THOMAS O. BRATCHER, MARRIED

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

CONSTANCE KRAMER

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:

BEING LOT NO. 24 ON THE PLAN OF HICKORY BEND SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS O. BRATCHER, UNMARRIED, BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, DATED 03/14/2003 AND RECORDED ON 03/25/2003 IN INSTRUMENT NUMBER 20030325-0039105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THOMAS O. BRATCHER HAS SINCE MARRIED TO YNES BRATCHER. YNES BRATCHER JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST IN THE PROPERTY.

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 3231 CLOVERWOOD DR, NASHVILLE, TN 37214.

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.

YB

Witness my/our hand(s) this 29th day of April, 2015.

Thomas Bratcher

THOMAS O. BRATCHER

Ynes Bratcher

YNES BRATCHER

STATE OF VA

COUNTY OF FAIRFAX

Personally appeared before me, a Notary Public of said County and State, THOMAS O. BRATCHER AND YNES BRATCHER, 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 29th day of April, 2015.

Madhvi S Dharia

Notary Public

My Commission Expires: 01·31·2016

MADHVI S DHARIA
NOTARY PUBLIC
REG. #7517276
MY COMMISSION EXPIRES
01/31/16
COMMONWEALTH OF VIRGINIA

YB