WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033744 DEEDWARR
Recvd: 05/04/15 10:18 2 pgs
Fees:13.00 Taxes:1219.15

20150504-0039935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Cassandra Wit et al	Franklin American Mortgage	115 07 0 031.00
(NAME)	(NAME)	
606 Davidson Rd	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Susan Michele Bruer, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cassandra Wit and James Williams, both unmarried as tenants in common with rights of survivorship, 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 the Eight Civil District of Davidson County, Tennessee, being Lot No. 42, on the Plan of Brook Meade, Section I, of record inBook 2133, page 77, Register's Office for said County.
Said Lot No. 42 fronts 117 feet on the northerly margin of Davidson Road and extends back northwardly 359 feet on the easterly side and 356 feet on the westerly side to a dead line in the rear measuring 117.1 feet.
Being the same property conveyed to Susan Michele Bruer by Warranty Deed from Thomas F. Byars and wife, Leslie H. Byars dated June 7, 2005 and recorded June 9, 2005 in Instrument No. 20050609-0066067 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 606 Davidson Rd, Nashville, TN 37205

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, has 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 28th day of April, 2015.

Susan Michele Bruer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Susan Michele Bruerthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2015.

Notary Public

My Commission Expires: November 26, 2017

(SEAL)



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