BILL GARRETT, Davidson County
Trans:T20150033887 DEEDWARR
Recvd: 05/04/15 12:34 2 pgs
Fees:13.00 Taxes:662.30
20150504-0040102

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $179,000.00**

**Affiant**

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

**Notary Public**
**My commission expires:**

**06-1504-76008**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Samantha K. Brzozowski | CMG Mortgage Inc. | 063-160-0B-121.00 |
| 1209 Springwood Drive | 3160 Crow Canyon Rd. Ste 400 | |
| Old Hickory TN 37138 | San Ramon, CA 94583 | |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward N. Frommel and Heather M. Frommel husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samantha K. Brzozowski, an unmarried woman, hereinafter called the Grantees, their successors 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 No. 203, on the Plan of Hampton Park (formerly known as Chitwood Downs), of record in Book 6900, Page 405 (erroneously referenced in prior deed as Page 465), as amended in Book 6900, Pages 550, 551, and 552, as corrected in Book 7462, Page 445, Book 8110, Page 401, and as amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward N. Frommel and wife, Heather M. Frommel by deed from Ginger B. Bache and husband, Robert J. Bache, dated April 11, 2001, recorded April 17, 2001, of record in Instrument No. 20010417-0037637, as re-recorded in Instrument No. 20010523-0053660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1209 Springwood Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of April, 2015.

Edward N. Frommel

Heather M. Frommel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward N. Frommel and Heather M. Frommel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, ~~TN~~, this 29 day of April, 2015.

Notary Public

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122