WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150077532 DEEDWARR
Recvd: 09/11/15 13:30 2 pgs
Fees: 13.00 Taxes: 1683.50
20150911-0092528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/18

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER CO.

THIS INSTRUMENT PREPARED BY:
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1413B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Whitney Franke and Jesse Bauson		160-02-013.00
826 Redwood Drive		
Nashville, TN 372201821		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARY P. SILVEIRA, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSE BAUSON AND WHITNEY FRANKE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 12 on the Plan of Section Two, Forest Acres Subdivision of record in Plat Book 1424, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary P. Silveira, an unmarried woman by Warranty deed from 826 Redwood Drive Trust, L&O Farms, LLC, Trustee of record in Instrument No. 20061017-0128703 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 17, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 17, Register's Office for Davidson County, Tennessee.

This is property known as 826 Redwood Drive, Nashville, TN 372201821

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 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 hand on the 8th day of September, 2015.

Mary P. Silveira

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARY P. SILVEIRA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1413B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027