WARRANTY DEED

Lawyer's Escrow Service, Inc
2021 Richard Jones Rd, Ste 220
Nashville, TN 37215

STATE OF Tennessee

COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Chakarra S. Hull
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chakarra S. Hull	First Liberty Financial Group, LLC	164060B01500CO
(NAME)	(NAME)	
529 Bradburn Village Circle	9520 Ormsby Station Road, Suite 20	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James Michael Drain, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chakarra S. Hull, an unmarried individual**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to James M. Drain, a single man, by Warranty Deed dated 09/26/2007, from Beazer Homes Corp., filed for record on 10/04/2007 in Instrument No. 20071004-0118646, Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 529 Bradburn Village Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150086880 DEEDWARR
Recvd: 10/13/15 08:53 2 pgs
Fees: 13.00 Taxes: 443.63
20151013-0103833

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 8th day of October, 2015.

James Michael Drain

State of Tennessee

County of WILSON

On this 8th day of October 2015 before me, a Notary public in and for said County and State, personally appeared **James Michael Drain**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 8th day of October, 2015.

Notary Public S. NIXON PRESSLEY

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
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