MIS-2110 12B

File No.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~NOVEMBER 5, 2018~~ 8/23/2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **MELISSA MEYER, ET AL** | People's Home Equity Inc. | **083-12-0-084.00** |
| (NAME) **2515 BRITTANY DRIVE** | (NAME) 150 N. Seven Oaks | |
| (ADDRESS) **NASHVILLE, TN 37206** | (ADDRESS) Knoxville, TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

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 ACKNOWLEDGED, **I, BRIDGETT R. BINNS, UNMARRIED, FORMERLY KNOWN AS BRIDGETT R. RUMSEY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA MEYER, A SINGLE PERSON AND CLINTON BARBER, A SINGLE PERSON, AS TENANTS IN COMMON,** 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 Davidson County, Tennessee, being Lot No. 2, on the Plan of Eastland Acres, Section Seven, of record in Book 2330, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 150 feet on the Northwesterly side of Brittany Drive and extends back 333 feet on the Northeasterly line and 264 feet on the Southwesterly line to a dead line in the rear on which it measures 165.4 feet.

Being the same property conveyed to Bridgett R. Binns from Bridgett R. Rumsey, Executrix of the Estate of Paul A. Rumsey, deceased, Davidson County Probate Docket No. 07P-1072 and Executrix of the Estate of Martha B. Rumsey, deceased, Davidson County Probate Docket No. 07P-1126 by Fiduciary Warranty Deed dated October 15, 2010, of record in Instrument No. 20101028-0086229, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2330, page 166; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **2515 BRITTANY DRIVE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150098429 DEEDWARR
Recvd: 11/19/15 10:40 2 pgs
Fees: 13.00 Taxes: 930.55
20151119-0117358

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, except for that certain Deed of Trust referenced herein; 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 this 17 day of November, 2015.

**BRIDGETT R. BINNS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bridgett R. Binns**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November, 2015.

My Commission Expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON