This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15705

BILL GARRETT, Davidson County
Trans:T20150099843 DEEDWARR
Recvd: 11/24/15 10:28 2 pgs
Fees:13.00 Taxes:1013.80
20151124-0118990

**Send Tax Bills To:**
New Owner

**New Owner is:**
Brian Ferriman
2312 Alteras Drive
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 579.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gina R. Bethel and husband, Monte Bethel**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian Ferriman, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2312 Alteras Drive, Nashville, TN 37211**

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

LAND in Davidson County, Tennessee, being Lot No. 553 as shown on the plan of Section One, Phase Eight, Lenox Village, of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Gina R. Bethel and Monte Bethel, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 5/23/07 and recorded 5/24/07 in Instrument Number 20070524-0062100, Register's Office for Davidson County, Tennessee.

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of November, 2015.

GRANTOR(S):

Gina R. Bethel

**GINA R. BETHEL**

**MONTE BETHEL**

**ACKNOWLEDGEMENT**

**STATE OF** North Carolina
**COUNTY OF** Haywood

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gina R. Bethel and Monte Bethel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of November, 2015.

SHIRLEY A. DEAN NOTARY PUBLIC HAYWOOD COUNTY, NC

Shirley A. Dean

**NOTARY PUBLIC**
My Commission Expires: 06-19-19

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 19th day of November, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My commission expires: