BILL GARRETT, Davidson County
Trans:T20160014768 DEEDWARR
Recvd: 02/23/16 11:56 2 pgs
Fees:13.00 Taxes:1838.90
20160223-0017128

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Thallen Brassel
3600 Hobbs Rd Unit A
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE
Navy Federal Credit Union
820 Follin Lane
Vienna, VA 22180

MAP 130
GROUP 04 0C
PARCEL 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Consulting Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto : **Alandis Brassel and Thallen J. Brassel, wife and husband, and Orlando Brassel and Warlece Brassel, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Hobbs and Wallace Subdivision, a planned unit development established by Declaration of record in Book 8227, page 88, Register's Office for Davidson County, Tennessee, said unit being depicted on the Private Element Plat for Hobbs and Wallace Subdivision of record in Plat Book 6200, page 977, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Consulting Corporation by deed from Cornerstone Investments Inc, dated November 4, 2015, of record in Instrument No 20151104-0112536, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6200, page 977, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3600 Hobbs Rd Unit A, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Alandis Brassel and Thallen J. Brassel, wife and husband, and Orlando Brassel and Warlece Brassel, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 1st day of February, 2016.

American Consultin Corporation

Dale Hire, Sec.
By: Dale Hire, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire, Secretary** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dale Hire, Secretary** of American Consultin Corp, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 1st day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $497,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2016.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY