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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160015296 DEEDWARR
Recvd: 02/24/16 14:51 2 pgs
Fees:13.00 Taxes:950.90
20160224-0017746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Theresa L. Smith
Affiant

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Clifton Ray Bullard, Jr.	Farmington Mortgage	161 09 0A 013.00
(NAME)	(NAME)	
4715 Brighton Village Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Seven Thousand And No/100 Dollars ($257,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert Hanson and Nicole Hanson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clifton Ray Bullard, Jr.***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* a single man

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Townhome Unit No. 4715 as set forth on in the Master Deed Establishing Brighton Village, Phase I, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said Units also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Robert Hanson, a single man, and Nicole Woods, a single woman by Warranty Deed from Jason Linder, unmarried dated September 18, 2013 and recorded September 26, 2013 as Instrument No. 20130926-0101246, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 4715 Brighton Village Dr., Nashville, TN 37211

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, has 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 23rd day of February, 2016.

Robert Hanson

Nicole Hanson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Robert Hanson and Nicole Hanson, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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