(1)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160016286 DEEDWARR
Recvd: 02/29/16 11:04 2 pgs
Fees:13.00 Taxes:1942.50
20160229-0018865

ADDRESS NEW OWNER:
Ashley Johnson Burns
603 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE
American Internet Mortgage, Inc.
4121 Camilo Del Rio South
San Diego, CA 92108

MAP 082
GROUP 16 0
PARCEL 213.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Brandt and Heather Rogers Brandt, husband and wife,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ashley Johnson Burns, Unmarried,** hereinafter called the "GRANTEE", her 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 the Southerly 120 feet of lot number 89 on the Plan of Henry Bloods Addition, as of record in book 21, page 5, Register's Office of Davidson County, Tennessee described according to a survey of John Kohl, dated August 8, 1972. Said part of lot fronts 50 feet on the Northerly margin of Fatherland Street and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet. This conveyance is subject to any and all existing restriction and easements of record.

Being the same property conveyed to George Brandt by deed from Shellie Wallace, Successor Trustee and Deanna Dorrough as Co-Trustee, of record in Instrument No 20110816-0063101, Register's Office for said County.

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 21, page 5, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 603 Fatherland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ashley Johnson Burns, Unmarried, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 26th day of February, 2016.

George Brandt

Heather Rogers Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt and Heather Rogers Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th 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 $525,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2016.

NOTARY PUBLIC
My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018