THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160061477 DEEDWARR
Recvd: 07/18/16 13:38 2 pgs
Fees:13.00 Taxes:1036.00
20160718-0073565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Brazee	Mortgage Research Center, LLC dba Veterans United Home Loans	MAP
3657 Alessio Road	P. O. Box 957	PARCEL 038-00-0-137.00
Whites Creek, TN 37189	Columbia, MO 65205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **To-Lysa Jones**, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Brazee and Jennifer Jo Brazee, husband and wife**

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 Tract No. 3 on the Plan of Durocher Subdivision # 2 of record in Plat Book 5060, Page 41, Affidavit of record in Instrument No. 20070809-0095177, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point on the south side Alessio Road at a corner common to Tract Nos. 3 & 4 of Durocher Subdivision No. 2; thence along the south side of said Road North 68° 36 ' East 186.47 feet to an iron pin set at a corner of Tract No. 2 of said Subdivision; thence South 19° 50 ' East 567.94 feet to an iron pin set at the southeast corner of Tract No. 3 and the southwest corner of Tract No. 2; thence South 41° 44' 27" West 205.57 feet to an iron pin set at the southwest corner of Tract No. 3 and the southeast corner of Tract No. 4; thence North 20° 22' 00" West 660.93 feet to the point of beginning, containing 2.597 acres, more or less.

Being the same property conveyed to To-Lysa Jones, Unmarried by Warranty deed from Charles F. Birk and Thelma F. Birk, Husband and Wife of record in Instrument No. 20070810-0096184 Register's Office for Davidson County, Tennessee, dated July 24, 2007 and recorded on August 10, 2007. (Value of consideration shown in aforementioned deed $26,000.00.)

Being also known as 3657 Alessio Road Whites Creek, Tennessee 37189.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3657 Alessio Road, Whites Creek, TN 37189.**

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, 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 my hand(s) this the 15th day of July, 2016.

To-Lysa Jones

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 15th day of July, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212