Davidson County	DEEDWARR
Recvd: 07/22/16 14:40	3 pgs
Fees:18.00 Taxes:647.50	
20160722-0075878	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 1/29/20
(AFFIX SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

163408

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Braastad	Highlands Residential Mtg	048-00-0
(NAME)	(NAME)	(MAP)
4817 McCool Rd	Ste 750 12001 N Central Expressway	191-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37218	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Roy Van Brindley Jr., William Michael Brindley, Bradford Leon Brindley and Jimmy David Brindley, Devisees under the Last Will and Testament of Barbara Sue Ferriss, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Julie Braastad, a married woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Ferriss Acres of record in Plat Book 6200, Page 945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Sue Ferriss by warranty deed from Melvin Wayne Young, Executor of the Estate of Clifford M. Ferriss, Jr. of record in Book 10290, page 692, Register's Office for Davidson County, Tennessee.

The said Barbara Sue Ferris died March 18, 2016, and by her Will in case no. 16P-683 of the Probate Court for Davidson County, Tennessee, devised this property to Roy Van Brindley, Jr., William Michael Brindley, Bradford Leon Brindley, and Jimmy David Brindley.

Being also known as 4817 McCool Rd., Nashville, Tennessee 37218.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4817 McCool Rd, Nashville, Tennessee 37218

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/our hand(s) this 15th day of July, 2016.

William M Brindley Co-Executor
William M. Brindley, Co-Executor

Bradford Leon Brindley Co-Ex
Bradford Leon Brindley, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William M. Brindley, Co-Executor of the Estate of Barbara Sue Ferriss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2016.

My Commission Expires: 1/6/2020 Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bradford Leon Brindley, Co-Executor of the Estate of Barbara Sue Ferriss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2016.

My Commission Expires: 1/6/2020 Notary Public

Witness my/our hand(s) this 15th day of July, 2016.

William M. Brindley
William M. Brindley, Individually

Bradford Leon Brindley
Bradford Leon Brindley, Individually

Roy Van Brindley Jr.
Roy Van Brindley, Jr., Individually

Jimmy David Brindley
Jimmy David Brindley, Individually

STATE OF TENNESSEE
COUNTY OF Jackson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Roy Van Brindley Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Gainesboro ,(city) Tennessee, on this the 15th day of July, 2016.

Denese Bybee
Notary Public

My Commission Expires:
05-05-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William M. Brindley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2016.

My Commission Expires: 1/6/2020 Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bradford Leon Brindley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2016.

My Commission Expires: 1-6-2020 Notary Public

STATE OF TENNESSEE
COUNTY OF Smith

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jimmy David Brindley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at ~~Brentwood~~ Gordonsville TN, Tennessee, on this the 15th day of July, 2016.

Bob Malone
Notary Public

My Commission Expires:
March 14 2017

BOB MALONE
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018