Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0363

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080899 DEEDWARR
Recvd: 09/15/16 11:56 2 pgs
Fees:13.00 Taxes:599.40
20160915-0097072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie L. Massey	Nations Direct Mortgage, LLC.	075-08-0-087.00
(NAME)	(NAME)	
645 Atlanta Drive	5 Hutton Centre Drive, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Santa Ana CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Rance E. Brady, an unmarried man and Alexandria J. Painter, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephanie L. Massey, unmarried, 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 Lot No. 386 on the Plan of Section Six, Tulip Grove of record in Plat Book 4460, Page 19, 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 Rance E. Brady and Alexandra J. Painter, tenants in common with right of survivorship by Warranty Deed from Walter S. Hanson, an unmarried man of record in Instrument No. 20150226-0016838 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 26, 2015; being the same property conveyed to Walter S. Hanson, an unmarried man by Warranty Deed from Jason T. Thompson and wife, Regina M. Thompson of record in Instrument No. 20041206-0144766 Register's Office for Davidson County, Tennessee, dated November 24, 2004 and recorded on December 6, 2004.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 645 Atlanta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of August, 2016.

Rance E Brady by Dwayne Roberts his attorney in fact
Rance E. Brady by Dwayne Roberts
His Attorney-in-Fact

Alexandria J. Painter by Dwayne Roberts her attorney in fact
Alexandria J. Painter by Dwayne Roberts
Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dwayne Roberts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rance E. Brady and Alexandria J. Painter**, as their Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of **Rance E. Brady and Alexandria J. Painter** under said Power of Attorney.

Witness my hand and official seal, this the 31st day of August, 2016.

Notary Public

My Commission Expires: 1-6-20

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020