BILL GARRETT, Davidson County
Trans:T20170032837 DEEDWARR
Recvd: 04/19/17 10:07 2 pgs
Fees:13.00 Taxes:758.50
20170419-0038171

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vida Wakeman	Movement Mortgage	052 06 0 054.00
(NAME) 1233 Kenmore Place ~~704 Florence Circle~~	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37216 ~~Madison, TN 37115~~	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dennis Brown, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vida Wakeman, an unmarried woman**, 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:

Being Lot No. 2 on the Map of Madison Heights Subdivision, Section No. 1 of record in Plat Book 1424, Page 6, 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 Dennis Brown, unmarried by Warranty Deed from Matthew Greer Kingrey, unmarried dated October 4, 2013 and recorded October 8, 2013 as Instrument No. 20131008-0105491, 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.

unimproved ☐
This is improved ☒ property, known as 704 Florence Circle, Madison, TN 37115

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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 12th day of April, 2017

Dennis Brown by J. Wayne Thomas, Attorney in Fact

Dennis Brown
by J. Wayne Thomas, attorney-in-fact

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, 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 Dennis Brown, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Dennis Brown, for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

Notary Public

My Commission Expires: 9/22/2020
(SEAL)

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File Number: NAT-171813SSO