WARRANTY DEED

Return to:

Greater Nashville Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Paula Brackeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett Davidson County
Batch# 43817 DEEDWARR
01/03/2018 11:51:37 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180103-0000938

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby Brown Battle	Same as New Owner	034070a04700co
(NAME)	(NAME)	
801 Travis Spring Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PAULA BRACKEEN, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUBY BROWN BATTLE, HEREINAFTER CALLED THE GRANTEE, HER 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. 15 on the Plan of Resubdivision of Lots 13 and 15 of Resubdivision, Phase Two, Harbor Village, a plat of record as Instrument No. 20061026-0132673, Register's Office for Davidson County, Tennessee as amended by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20101001-0078699, said Register's Office, to which plan and amendment reference is here made for a complete description thereof.

Being the same property conveyed to Paula Brackeen by Warranty Deed dated April 30, 2007 from Martha S. Lawrence, which deed is of record as Instrument No. 20070503-0053318, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON THE Plan of Resubdivision of Lots 13 and 15 of Resubdivision, Phase Two, Harbor Village, a plat of record as Instrument No. 20061026-0132673, Register's Office for Davidson County, Tennessee as amended by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20101001-0078699, said Register's Office; further subject to easements of record; further subject to Declaration of Covenants, Conditions and Restrictions of Harbor Village of record in Book 6628, Page 577, Register's Office for Davidson County, Tennessee and all amendments thereto; further subject to any easements that may be made visible by an inspection of the premises, if any.

unimproved ☐

This is improved ☑ property, known as 801 Travis Spring Drive, Madison, TN 37115
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, 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 my hand this 28th day of December, 2017.

File No.: 2017-1314
GRE TN Warranty Deed

Paula Brackeen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paula Brackeen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public

DIANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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