Bill Garrett Davidson County
Batch# 99792 DEEDWARR
06/04/2018 11:28:14 AM 2 pgs
Fees: $13.00 Taxes: $451.40
20180604-0052947

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
File Number: BW18231

Send Tax Bills To:
New Owner

New Owner is:
L. Hollis Bratcher and wife,
Juanita Ann Bratcher
4009 Lancashire Drive
Antioch, TN 37013

MAP: 150-02-0

PARCEL: 339.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lisa E. Rouse, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **L. Hollis Bratcher and wife, Juanita Ann Bratcher**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3132 Justin Towne Court, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21-B on the plan of "Zone Lot Division Lots 16, 21 & 22, Justin Towne, Resubdivision of Lots 13 thru 26, Section Two", of record in Plat Book 5200, Page 681 (which revised prior plat in Plat Book 5200, Page 528), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lisa E. Rouse by Quitclaim Deed from Helen B. Rouse, dated 1/23/13 and recorded 3/21/13 in Instrument Number 20130321-0028100; and the same property previously conveyed to Helen B. Rouse, unmarried, and Lisa E. Rouse, unmarried, joint tenants with right of survivorship, by Quitclaim Deed from Helen B. Rouse, unmarried, dated 4/29/10 and recorded 5/28/10 in Instrument Number 20100528-0041390; and previously conveyed to Helen B. Rouse, unmarried, by Warranty Deed from Barbara J. Jordan, unmarried, dated 8/13/08 and recorded 8/15/08 in Instrument Number 20080815-0083934, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of May, 2018.

GRANTOR:

Lisa E. Rouse

ACKNOWLEDGEMENT

STATE OF TN)
COUNTY OF KNOX)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lisa E. Rouse** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of May, 2018.

Notary Public

My Commission Expires:_____

KANDY J. CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires July 6, 2020

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of May, 2018.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY