Karen Johnson Davidson County
Batch# 329723 DEEDWARR
12/13/2019 02:27:41 PM 2 pgs
Fees: $13.00 Taxes: $1,574.35
20191213-0128874

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9459-229

ADDRESS NEW OWNER:
Vivian Brandon
5140 Fredericksburg Way East
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
F & M Bank
221 Indian Lake Boulevard
Hendersonville, TN 37075

Parcel ID:
171-03-0A-117.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas McCord and Elaine McCord, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Vivian Brandon**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509, and Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas McCord and wife, Elaine McCord by Deed dated August 28, 2006 from Darryl Keith Rhinehart, in Instrument Number 20060831-0107463, in the Official Records of Davidson County, Tennessee.

This is improved property known as 5140 Fredericksburg Way East, Brentwood, TN 37027 . Possession is to be given on December 11, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 11th day of December, 2019.

Thomas McCord

Elaine McCord

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas McCord and Elaine McCord, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of December, 2019.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$425,500.00**.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020