52

SHARON L. RINEY ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Kelley M. Falgout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 1999

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES 5/28/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

BOOK 11694 PAGE 361

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kelley M. Falgout	Mortgage Investors Group	150-09-48
(NAME)	(NAME)	
2541 Forest View Drive	320 N. Cedar Bluff Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37217	Knoxville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDITH BROWN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEY M. FALGOUT, A MARRIED 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2541 Forest View Drive, Antioch, TN ~~37217~~ 37013

(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 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 my our hand(s) this 1st day of October, 1999.

Edith Brown by Beverly Brown McCord Attorney in Fact
Edith Brown, by Beverly Brown McCord attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 338
RECEIVED
99 OCT -7 PM 2:22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 1st day of October, 1999

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Beverly Brown McCord, known to me, or satisfactorily proven to be, the person who executed the foregoing instrument in behalf of Edith Brown, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Edith Brown. WITNESS my hand and Notarial Seal this October 1, 1999. See attached Exhibit "B".

Sharon L Riney

Notary Public

My Commission Expires

5/28/2005

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Forest View Park, Section 1, as of record in Book 3700, pages 109 and 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Rowe Brown and wife, Edith Brown by deed from C & S Builders, Inc. of record in Book 4263, page 471, Register's Office for Davidson County, Tennessee. The said Harold Rowe Brown being deceased. BBM

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Exhibit "B"

ALIVE AND WELL AFFIDAVIT

BOOK 11694 PAGE 864

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Beverly Brown McCord, who made oath as follows:

1. That by appointments dated June 25, 1998, which are recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Edith Palmer Brown, ("Principal") for the purposes set out therein. *

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 1st day of October, 1999.

Beverly Brown McCord

Beverly Brown McCord

* Power of Attorney is filed for record in Book 10998, Page 500, Register's Office of Davidson County, Tennessee.

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Beverly Brown McCord, whose name is singed to the foregoing writing bearing date of October 1, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 1st day of October, 1999.

Sharon L. Riney

Notary Public

My commission expires:

5/28/2003

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

ALIVE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11694 PAGE 865

0644338

99 OCT -7 PM 2:22

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525331