Box 1

# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Sidney S. Ames
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF SEPTEMBER, 2000**.

Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Douglas P. Ames** | **Chase Manhattan Mortgage Corporation** | **136-3, C, 80 CO** |
| (NAME) | (NAME) | |
| **3706 Colonial Heritage Drive** | **6853 S.W. 18th Street, Suite 203** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | **Boca Raton, FL 33433-7056** | |
| (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, **TODD P. BROWN AND WIFE, KAREN D. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS P AMES AND WIFE, SIDNEY S. AMES**, 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:

Land in Davidson County, Tennessee, being Unit No. 30, Lot 15 on the Plan of Heritage Village of Priest Lake Park, a Condominium, Section II, as of record in Plat Book 5200, Page 106 and as amended in Book 5459, Page 681, Register's Office for said County.

Being the same property conveyed to Todd P. Brown and wife, Karen D. Brown by deed of record in Book 8051, Page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 10/04/00 14:19 2pgs
Fees:11.00 Taxes:321.90
20001004-0098548

unimproved ☐

This is improved ☒ property, known as **3706 Colonial Heritage Drive, Nashville, TN 37217**
(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 and 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 **29th day of September, 2000**.

Todd P. Browne

Karen D. Browne

STATE OF TENNESSEE
COUTNY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Todd P. Brown and wife, Karen D. 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 Antioch, Tennessee, this 29th day of September, 2000.

Commission expires: 2-18-01

Notary Public

