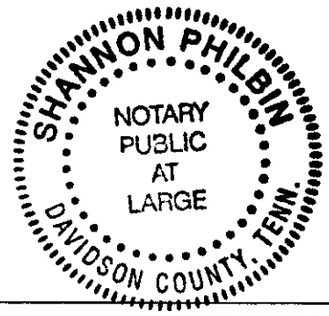
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Phillip P. Breen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29TH~~ 31st DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
**Mid-State Title, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Joseph Patrick Breen** | **ABN AMRO Mortgage Group, Inc.** | **104-1-280** |
| (NAME) | (NAME) | |
| **126B 40th Avenue North** | **2600 W. Big Beaver Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Troy, MI 48084** | |
| (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, I, **JEFF L. WREN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH P. BREEN AND PHILLIP P. BREEN AS TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP**, 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 Lot No. 33-A on the Plan of Zone Lot Division of Lots 32 & 33, Plan of West Grove Subdivision, of record in Plat Book 6900, Page 83, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeff L. Wren, unmarried by deed from Misty Sue Boswell, unmarried of record in Book 10811, Page 562, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **126 B 40th Avenue North, Nashville, TN 37209**

(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 hand this ~~29th~~ 31st day of May, 2002.

Phillip P. Breen

Jeff L. Wren

Davidson County DEEDWARR
Recvd: 06/05/02 14:16 2pgs
Fees:13.00 Taxes:499.50

20020605-0068317

STATE OF TENNESSEE

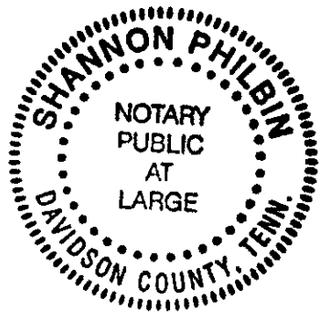
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff L. Wren , unmarried, 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 Nashville, Tennessee this 29th day of May, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public




My Commission Expires JULY 26, 2003