40-A

WARRANTY DEED

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires November 30, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-30-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Brown	Bank of America	Map 146-16 Parcel 165
(NAME) 5217 Trousdale Drive	(NAME) 200 S. College Street	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Charlotte, NC 28255-0001	
(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, **JEFFREY TODD PADGETT AND WIFE, TIFFANY STARLING PADGETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BROWN AND WIFE, STEPHANIE J. BROWN**, 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:

The following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 924 on the Plan of Brentwood Hall Subdivision, Section IX, of record in Plat Book 2331, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Todd Padgett and wife, Tiffany Starling Padgett by Quitclaim Deed of John R. Padgett of record in Instrument #20020219-0021010, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 Metropolitan Davidson County Taxes a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantor paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable; (2) Subject to all matters appearing on the plan of record in Plat Book 2331, page 92, said Registers' Office; (3) easement of record in Book 5889, page 843, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/26/02 15:43 2pgs
Fees:13.00 Taxes:669.70
20020726-0090200

unimproved ☐
This is improved ☒ property, known as 5217 Trousdale Drive, Nashville, TN 37220
(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 our hands this 25th day of July, 2002.

Jeffrey Todd Padgett

Tiffany Starling Padgett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Jeffrey Todd Padgett and wife, Tiffany Starling Padgett, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2002.

Commission expires: 6-16-04

Notary Public