WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/29/02 10:08 2pgs
Fees:13.00 Taxes:418.10
20021029-0132146

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonas Brown	Jonas Brown	147-15-76
(NAME)	(NAME)	
538 Whispering Hills Drive	538 Whispering Hills Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Thomas Buford Christianson Jr. and Casandra Lucinder (Nelson) and Mary Dean Pate and James Marshall Christianson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonas Brown and wife, Jessica 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:

Being Lot No. 122 on the Plan of Whispering Hills Subdivision, Section 1, as of record in Plat Book 2331, Page 82, 83, 84, Register's Office for Davidson County, Tennesse, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Thomas B. Christianson and wife, Mary F. Christianson. Mary F. Christianson predeceased Thomas B. Christianson. Thomas B. Christianson died testate leaving Thomas Buford Christianson, Jr. and Casandra Lucinder Nelson and Mary Dean Pate and James Marshall Christianson as his sole heirs to his real property, reference probate #01P822, Davidson County Probate Court. Casandra Lucinder now known as Casandra Lucinder Nelson.

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

unimproved ☐
This is improved ☒ property, known as 538 Whispering Hills Dr., Nashville, TN 37211
(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 23rd day of October, 2002.

Mary Dean Pate

Mary Dean Pate

Thomas Buford Christianson Jr.

James Marshall Christianson

Casandra Lucinder (Nelson)

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 Thomas Buford Christianson, Jr. and Casandra Lucinder Nelson and Mary Dean Pate and James Marshall Christiansoon 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2002.

Commission expires: May 28, 2006

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public

When recorded return to:

TITLE CONNECTION, INC.
761 OLD HICKORY BLVD., #103
BRENTWOOD, TN 37027