WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Michael W. Callejo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

PENNY CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 11/11/02 12:50 2pgs
Fees:13.00 Taxes:22.20

20021111-0138929

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. T. Development Co., LLC	SAME	092-09-0 027.00
(NAME)	(NAME)	
414 Union Street, 6th Floor		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37239		
(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, Barbara Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. T. Development Co., LLC, 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 part of Lot No. 9 on the Plan of Clifton , as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, and described according to the a copy of survey thereof made by Norris H. Hickerson, Surveyor, July 24, 1952, as follows:

Beginning at a concrete monument on the easterly margin of 39th Avenue North, at the southwest corner of Clifton Avenue Housing Project, being the northwest corner of this lot, and being 335 feet north of an iron pin set in the north margin of Delaware avenue, thence along the margin of said Housing Project, as follows:

South 83 32' east 100 feet to an iron pin, south 6 28' west 43 feet to an iron pin south 81 42' east 50 feet to an iron pin, and south 6 28' west 6 feet to an iron pin at the northeast corner of the property conveyed to Hall Brown by deed from Sam Garfinkle and wife, of record in Book 2044, page 374, said Register's Office; thence along Brown's northerly line north 83 32' west 150 feet to an iron pin in the easterly margin of 39th Avenue North being 285 feet north of the north margin of Delaware Avenue; thence with the margin of 39th Avenue North, north 6 28' east 50 feet to the beginning.

Being the same property conveyed to Barbara Brown by quitclaim deed from Marc A. Sutton, dated Janaury 9, 2002, of record in Instrument No. 20020116-0006414, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 612 39th Ave. 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 30th day of October, 2002.

Barbara Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara 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 Brentwood, Tennessee this 31st day of October, 2002.

Commission expires: 9/25/04

PENNY SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027