Return to:

**WARRANTY DEED** Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7545

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9-27-03

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gina C. Brooks | Gina C. Brooka | 051-03-190.00 |
| (NAME) | (NAME) | |
| 1017 Saunders Ave. | 5825 Crossings Blvd. 707 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Antioch, TN 37013 | |
| (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, **Rodney A. Lansdown, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina C. Brooks,** unmarried, 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. 37 on the Map of Section IV, Pleasant Acres, as of record in Book 2133, page 121, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney A. Lansdown, an unmarried person by Deed from Mellisa Sullivan, an unmarried person dated 10/25/93, of record in Book 9131, page 972, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1017 Saunders Ave., Madison, TN 37115
(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/my hands this 9/27/03.

Rodney A. Lansdown

Rodney A. Lansdown

Davidson County DEEDWARR
Recvd: 09/03/03 13:06 1pgs
Fees:13.00 Taxes:518.00

20030903-0127634

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Rodney A Lansdown the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 27 day of August 2003

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006