| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21794-09-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $147,785.00.<br>Affiant<br>Subscribed and sworn to before me, 3rd day of October, 2003.<br>Notary Public<br>My Commission Expires: |

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Anthony S. Sorrell<br>4921 Yorkshire Road<br>Nashville, TN 37211 | Ivanhoe Financial, Inc.<br>604 Courtland St.<br>Orlando, FL 32804 | Map No.161-10-0-A<br>Parcel No. 228.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Ashton formerly known as Michele M. Leavitt, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony S. Sorrell, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4921 Yorkshire Road, Nashville, TN, 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 3rd day of October, 2003.

Michele Ashton

Davidson County DEEDWARR
Recvd: 10/07/03 10:31 2pgs
Fees:13.00 Taxes:546.80
20031007-0148174

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michele Ashton**, 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, at office, this 3rd day of October, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Phase Three, Villages of Brentwood as of record in Plat Book 6250, page 918, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew A. Leavitt and Michele M. Leavitt, husband and wife by deed dated January 22, 1996 from Harold B. Dixon and wife, Melissa V. Dixon of record in Book 9926, page 272, Register's Office for Davidson County, Tennessee. The said Matthew A. Leavitt having conveyed his interest in said property to Michele Ashton (F/K/A Michele M. Leavitt) in Instrument No. 20030702-0091688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood Phase One of record in Book 6143, page 11 as amended in Book 6852, page 497, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
3) Charter of Incorporation of Villages of Brentwood Homeowner's Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee
4) Easement for TVA transmission line of record in Book 2335, page 221 and Book 2338, pages 222 and 226, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Plat Book 6250, page 918, Register's Office for Davidson County, Tennessee.