After recording return to: Richmond Title Services, 209 10th Avenue South Suite 235, Nashville, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Martha B. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2004.

Vanessa Allen
Notary Public

MY COMMISSION EXPIRES: 7/9/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha B. Brown	Martha B. Brown	70-13-27
(NAME)	(NAME)	
3210 Resha Lane	3210 Resha Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Nancy M. Daniel, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha B. Brown, 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:

Described property located in the 13th Civil District, Davidson County, Tennessee, to wit:

Being known as Lot No. 9 of part of Lots 9 and 10 on the Plan of Resha Heights of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of part of Lots No. 9 and 10 fronts 60 feet on the Northerly margin of Resha Lane, and extends back between lines, 281.4 feet on the Easterly line and 244.7 feet on the Westerly line, to an alley at the rear measuring 62 feet thereon.

Being the same property conveyed to Nancy M. Daniel, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10641, Page 77, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3210 Resha Lane, Nashville, TN 37218

(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 7th day of April, 2004.

Nancy M. Daniel

Nancy M. Daniel

Davidson County DEEDWARR
Recvd: 04/08/04 10:31 2pgs
Fees:13.00 Taxes:111.00

20040408-0040144

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 7th day of April, 2004 before me, a Notary Public in and for that State and County aforesaid, personally appeared Nancy M. Daniel, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledge that she executed the same for the purpose therein contained.

Witness my hand and official at Nashville, Tennessee, this 7th day of April, 2004.

Vanessa L. Allen Notary Public Davidson County Tennessee

My commission expires: 1/9/06

Notary Public