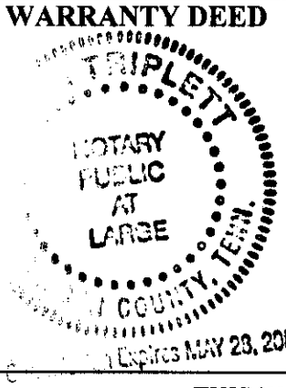
Box 13 #7709

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Heidi Jo Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004.

Notary Public

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

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
Timothey J. Jeffus	First Horizon Home Loan Corp.	
(NAME)	(NAME)	
110 Brattlesboro Drive	5775-E Glenridge Drive Suite 100	132-9A-7
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Atlanta, GA 30328	
(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, Brandon Shea Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothey J. Jeffus 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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 110 on the condominium Site Plan of Brattlesboro, of record in Book 5800, Page 225 and 226, amended in Book 6122, Page 200, together with an easement agreement between Brattlesboro Homemowners Association and Garry K. Hood is of record in Book 8616, page 319, Register's office for said county which plan and record thereof are incorporated herein and made a part by this reference hereto.

Being the same property conveyed to Brandon Shea Bronw, by deed of record in Instrument No. 20001229-0127293, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 110 Brattlesboro Drive, Nashville, TN 37204
(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.

Davidson County DEEDWARR
Recvd: 04/26/04 11:15 2pgs
Fees:13.00 Taxes:588.30
20040426-0047036

Witness my hand this 30th day of March, 2004.

Brandon Shea Brown

STATE OF ~~TENNESSEE~~ GA

COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Shea Brown with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta GA this 30th day of March, 2004.

Commission expires: ~~May 28, 2006~~

Notary Public

Notary Public, Fulton County, GA
My Commission Expires July, 23 2007

CYNTHIA ROSS NOTARY PUBLIC FULTON COUNTY GEORGIA