WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Robert B. Brownie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/30/04 10:28 2pgs
Fees:13.00 Taxes:952.75

20040630-0077593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Brownie	Robert B. Brownie	Map: 160
(NAME) 5213 Pritchett Drive	(NAME) 5213 Pritchett Drive	Group: 04-0
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville TN 37220	Parcel: 173
(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, Marilyn B. Swanson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Brownie and Wife, Janice M. Brownie, 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 Lot No. 74 on the Plan of Brentview Hills, Section 7, as of record in Plat Book 4175, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 115.0 feet along the easterly margin of Pritchett Drive and extends back 160.0 feet on the southerly line and 287.65 feet on the northerly line to a dead line in the rear on which it measures 186.38 feet.

Being the same property conveyed to David E. Swanson and wife, Marilyn B. Swanson by deed from C. Wayne Harris and wife, Ann Harris of record in Deed Book 5254, page 900, Register's Office for Davidson County, Tennessee. The said David E. Swanson having since died leaving Marilyn B. Swanson the surviving tenant by the entirety.

Subject to all matters as set forth per Plat Book 4175, Page 89, Register's Office of said County.

Restrictive Covenants of record in Book 4404, Page 8136, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5213 Pritchett Drive, Nashville, TN 37220

(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/our hand(s) this 22nd day of June, 2004.

Marilyn B. Swanson

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marilyn B. Swanson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/22/2004

My Commission Expires: 9.16.07

Notary Public

R. MARK DOUGALL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

File Number2405344
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027