(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 10:41 2pgs
Fees:13.00 Taxes:1213.60

20040802-0092049

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Davanport	Mark C. Davanport	
(NAME) 1161 Cleveland Hall	(NAME) 1161 Cleveland Hall	63-4-115
(ADDRESS) Old Hickory, TN	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041140

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, Larry P. Brown and wife, Deborah Brown**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark C. Davanport and wife, Diane F. Davanport**, 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 145, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, page 51, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Larry P. Brown, unmarried by deed from Superior Homes and Construction, Inc. of record in Instrument No. 20001102-0108848, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1161 Cleveland Hall, Old Hickory, TN 37138

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of July, 2004.

Larry P. Brown

Deborah Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Larry P. Brown and wife, Deborah Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of July, 2004.

Commission expires:

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public