RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Davidson County DEEDWARR
Recvd: 09/13/04 10:14 2pgs
Fees:13.00 Taxes:333.00

20040913-0110012

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Jayne B. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayne B. Willis	Countrywide Home Loans, Inc.	Map 119-11
(NAME) 2709 Mashburn Road	(NAME) 4500 Park Granada	Parcel 57.00
(ADDRESS) Nashville, TN	(ADDRESS) Calabasas, CA 91302-1613	
(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, **ROBERT F. GLAUS, WILLIAM DONALD BROWN, AND DAVID MILES BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYNE B. WILLIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69 on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's office for said County.

Said Lot No. 69 fronts 77 feet on the easterly side of Mashburn Road and runs back between lines 210.3 feet on the north line and 175.4 feet on the south line to a dead line in the rear, measuring 84.1 feet thereon.

Being the same property conveyed to William M. Brown and wife, Mildred T. Brown by deed from Sterling Homes, Inc., a Tennessee corporation, dated August 1, 1950, of record in Book 1878, Page 17, in the Register's Office for Davidson County, Tennessee. William M. Brown has since died leaving said property to Mildred T. Brown by reason of their tenancy by the entirety. The said Mary Mildred Brown Glaus, formerly known as Mildred T. Brown, died intestate leaving Robert Glaus, William Donald Brown, and David Miles Brown, as her sole heirs at law. Susan Brown, spouse of William Donald Brown, and Rebecca Brown, spouse of David Miles Brown, join in this transaction for the purpose of conveying any marital interest in and to the above property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 1, said Register's Office; and (c) restrictive covenants of record in Book 1785, page 133, and Book 1850, page 439, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2709 Mashburn Road, Nashville, TN
(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 9th day of September, 2004.

DAVID MILES BROWN

WILLIAM DONALD BROWN

REBECCA BROWN

SUSAN BROWN

ROBERT F. GLAUS

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 Robert F. Glaus, William Donald Brown, Susan Brown, David Miles Brown, and Rebecca Brown, 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 Nashville, Tennessee this 9th day of September, 2004.

Commission expires:

Notary Public

