WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2004.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires Feb. 19, 2007

MY COMMISSION EXPIRES: .

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Davidson County DEEDWARR
Recvd: 12/09/04 10:01 2pgs
Fees:13.00 Taxes:340.40

20041209-0146739

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
Quintaria Brunson	Quintaria Brunson	
(NAME)	(NAME)	80-8-45
3210 Crowe Dr.	3210 Crowe Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042433

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Rosalyn S. Perry, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Quintaria Brunson**, hereinafter called the GRANTEE, **his/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. 252 on the Plan of Section I, Bordeaux Gardens, of record in Plat Book 3300, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 252 fronts 53.6 feet on the easterly side of Crowe Drive and runs back 121.41 feet on the northerly line and 121.69 feet on the southerly line to a dead line in the rear on which it measures 63.61 feet.

Being the same property conveyed to Rosalyn S. Perry, unmarried by deed from Leatrice Green, a widow dated October 17, 1996 and filed for record in Book 10231, page 102, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3210 Crowe Dr., 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 my hand this 7th day of December, 2004.

Rosalyn S. Perry

Rosalyn S. Perry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 7th day of December, 2004.

Commission expires:

Betty Hodges

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007