6

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/19/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/25/05 15:33 2 pgs
Fees:13.00 Taxes:92.50
20050125-0009306

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH ROBERTSON	**JOSEPH ROBERTSON**	**25-8-70**
(NAME) **220 SHEVEL DRIVE**	(NAME) **BOX 103-122 4117 HILLSBORO PIKE**	
(ADDRESS) **NASHVILLE, TN 37072**	(ADDRESS) **NASHVILLE, TENNESSEE 37215**	
(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, **WALTER J. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ROBERTSON,** 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. 7 ON THE PLAN OF SECTION ONE, RANCHWOOD ESTATES, OF RECORD IN BOOK 2900, PAGE 125, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 110 FEET ON THE SOUTH SIDE OF SHEVEL DRIVE AND RUNS BANK 291.4 FEET ON THE EAST LINE AND 287.06 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 179.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO WALTER J. BROWN AND WIFE, IVIE WANELL BROWN, WHO IS NOW DECEASED BY DEED FROM WENDELL KING AND WIFE, RUTH IRENE P. KING, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **220 SHEVEL DRIVE, NASHVILLE, TN 37072**
(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 **19th day of January, 2005.**

Elizabeth Allred
Elizabeth Allred

Ronald L Baeder
RONALD L BAEDER

Walter J. Brown
WALTER J. BROWN 676427 24.

STATE OF Flordia
COUNTY OF Polk .

Before me, the undersigned, of State and County aforesaid, personally appeared **WALTER J. BROWN** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at Polk County, Flaida

Commission expires: 8/11/08

Notary Public

Elizabeth Allred

ELIZABETH ALLRED
Comm# DD0345963
Expires 8/11/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc