File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Jennifer Hanchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Debra Manning
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA MANNING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 02/24/05 15:06 2 pgs
Fees:13.00 Taxes:2405.00

20050224-0020690

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
W. Bradley Worthington	same	116-07
(NAME)	(NAME)	
211 Lynnwood Boulevard		41.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOHN N. BROWN JR. AND WIFE, LYNN R. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. BRADLEY WORTHINGTON AND WIFE, TERI S. WORTHINGTON**, 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 the southerly part of Lot No. 8 on the Plan of Pendleton and Blair's Subdivision of Lynwood Property, as of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee

Said part of said Lot No. 8 fronts 150 feet on the westerly side of Lynwood Boulevard and runs back between lines 247.5 feet more or less on the northerly line and 221 feet on the southerly line, to the easterly margin of what was formerly a 30-foot court but which has been closed, on which it measures 121 feet.

Being the same property conveyed by deed from the National Life and Accident Insurance Company to John Neil Brown, et ux., of record in Book 1181, Page 206, Register's Office for Davidson County, Tennessee. The said John N. Brown, Sr., has since died, vesting title solely in Adele J. Brown, the surviving tenant by the entirety. The said Adele J. Brown has since died. The said John N. Brown, Jr., received said property as devisee under the will of Adele J. Brown, of record in V4701/868005, Seventh Circuit Court Davidson County Probate Division, Tennessee; and also by Executor's Quitclaim Deed of record in Inst. No. 20040929-0117213, Register's Office for Davidson County, Tennessee.

Lynn R. Brown joins in signing this Warranty Deed to convey any and all marital rights she may have in the subject property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 45, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 Lynnwood Boulevard, Nashville, TN 37205

(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 our hands this 22nd day of February, 2005.

John N. Brown Jr.

Lynn R. Brown

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 John N. Brown Jr. and Lynn R. Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2005.

Commission expires:

Notary Public

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