WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 09:44 2 pgs
Fees:13.00 Taxes:386.85

20050301-0022204

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005

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
B & D Investment Group, LLC	SAME	Map 103-08, Group A
(NAME)	(NAME)	
2106 Crestmoor Road		Parcel 66.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, I, **ANNE B. BROWN, TRUSTEE OF THE ANNE B. BROWN TRUST AGREEMENT DATED JANUARY 14, 2000**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B & D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit D-101 of Westlawn Green, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Pages 20 through 24, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Anne B. Brown, Trustee of the Anne B. Brown Trust Agreement dated January 14, 2000, by Warranty Deed from Michael E. Wicks, unmarried, dated July 15, 2003, of record in Instrument No. 20030718-0101191, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 20-24, said Register's Office; (c) HOA Charter of record in Book 5234, page 719, said Register's Office; (d) Master Deed of record in Book 5238, page 863 and Book 5266, page 22, said Register's Office; and (e) By-Laws of record in Book 5238, page 872 and Book 6748, page 423, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4425 Westlawn Drive Unit D-101, Nashville, TN 37209

(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 28th day of February, 2005.

The Anne B. Brown Trust Agreement Dated January 14, 2000

By: Anne B. Brown

Anne B. Brown, Trustee

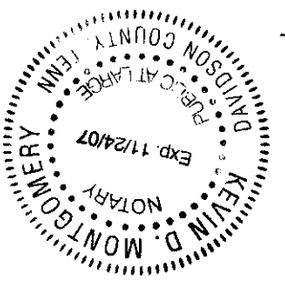
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Anne B. Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee of Anne B. Brown Trust Agreement dated January 14, 2000, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2005.

Commission expires:



Notary Public