File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/05 13:58 2 pgs
Fees:13.00 Taxes:1054.50

20050311-0027305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: JULY 21, 2007

(AFFIX SEAL)

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Savage	CountryWide Home Loans	116-12-115
(NAME)	(NAME)	
3707 Wimbledon Road	801 Crescent Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(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, **PARKE BROWN AND WIFE, RHONDA BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH R. SAVAGE AND WIFE, KATHERINE J. SAVAGE**, 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 Nos. 5, 6, and 7 of Block "F" on the plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning on the southerly margin of Wimbledon Road at a point 175 feet west of the northwest corner of Lot No. 15 of Block "F" on the revised plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, of the Register's Office for said County, said point being the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 154.38 feet; thence westwardly 75 feet to the southwest corner of Lot No. 5; thence with the westerly line of Lot No. 5 northwardly to a point in the southerly margin of Wimbledon Road; thence with said margin easterly 75 feet to the point of beginning. Said three lots front 25 feet each and adjoin on the southerly side of Wimbledon Road.

Being the same property conveyed to Parke Brown and wife, Rhonda Brown by deed from SunTrust Bank, Executor of the Estate of Frances Sparks Gribble of record in Instrument No. 20041027-0129456 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Easements of Record in Book 3899, page 390
Easement of Record in Instument No. 20050118-0005643
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **3707 Wimbledon Road, Nashville, TN 37215**

(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 10th day of March, 2005.

Parke Brown

Rhonda 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 Parke Brown and wife, Rhonda Brown, the bargainors, 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 10th day of March, 2005.

Commission expires:

Denise White — Notary Public

DENISE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE