WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 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
Theresa Tolbert	New Owner	Map 141-01-A
(NAME)	(NAME)	
8207 Sawyer Brown Road		Parcel 58.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **STEFANIE D. BROWN (FORMERLY KNOWN AS STEFANIE DEAN), MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THERESA TOLBERT,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit J-2, on the Plan of Section One, River Plantation Condominium Apartments, together with the carport designated J-2-C, as shown on the Plan of record in Book 4460, page 59, and in Master Deed of record in Book 4562, page 474 and Book 4562, page 490, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stefanie Dean, unmarried, by Warranty Deed from Jennifer R. Holt, unmarried, dated September 5, 2003, of record in Instrument No. 20030909-0131317, in the Register's Office for Davidson County, Tennessee.

The said Stefanie Dean has since married and is now known as Stefanie D. Brown. Jason D. Brown, husband of Stefanie D. Brown, joins in this conveyance for the purpose of conveying any marital interest he may have in and to the herein conveyed property.

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 4460, page 59, said Register's Office; and (c) Master Deed and ByLaws of record in Book 4562, page 474, Book 4562, page 490, Book 4661, page 334, Book 4691, page 906, Book 4956, page 756, and Book 4784, page 464, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8207 Sawyer Brown Road, Nashville, TN 37221

(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 5th day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/12/05 14:49 2 pgs
Fees:13.00 Taxes:452.88

20050412-0040508

Stefanie Dean Brown
Stefanie D. Brown

Jason D. Brown
Jason D. Brown

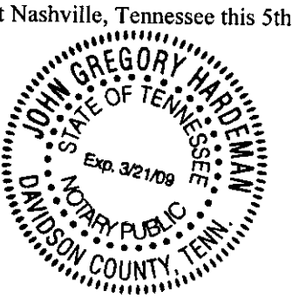
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefanie D. Brown and Jason D. 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 5th day of April, 2005.

Commission expires:



Notary Public