25-1-213

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/05/05 14:40 2 pgs
Fees:13.00 Taxes:1047.10
20050705-0076905

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 2005** by and between **Rhonda R. Brown, an unmarried woman** , herein after referred to as GRANTOR, and **William Kendrick and wife, Evelyn Kendrick,James Kendrick and wife, Susan Kendrick**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brookview Forest Phase I, of record in Instrument # 200307160099526, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Special Exceptions:

1) All matters appearing on the Plan of Brookview Forest Phase I, of record in Instrument # 200307160099526, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Instrument # 200308290125803 and Instrument # 200505050050962, Register's Office for Davidson County, Tennessee.

3) Brookview Forest Homeowners Association Charter of record in Instrument # 200309180138293, Register's Office for Davidson County, Tennessee.

4) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda R. Brown, an unmarried woman, by Warranty Deed from Drees Premier Homes, Inc. of record in Instrument # 200409140110593, dated September 10, 2004, recorded September 14, 2004, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3029 Brookview Forest Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rhonda R. Brown

Rhonda R. Brown
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Rhonda R. Brown, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
William Kendrick and Evelyn Kendrick James Kendrick and Susan Kendrick
3029 Brookview Forest Drive, Nashville, Tennessee 37211

Send Tax Statements to:
SAME - New owner
,

Map and Parcel--180.04-0B-032.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$283,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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