File No. 250901622

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/04/05 12:05 2 pgs
Fees:13.00 Taxes:466.20
20051004-0119209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Nixon	J P MORGAN CHASE BANK, N.A.	MAP 75-5
(NAME) 169 Bonnafield Drive	(NAME) 5409 Maryland Way	PARCEL 60
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew L. Brown Jr. and wife, Patricia S. Brown**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla Nixon, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 926 on the Map of Hermitage Hills Subdivision, Section 8, as of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 926 fronts 80.0 feet on the easterly side of margin of Bonnafield Drive and runs back between lines 144.52 feet on the northerly line and 146.85 feet on the southerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Andrew L. Brown Jr. and wife, Patricia S. Brown by Warranty Deed dated February 6, 1973 from Paul G. Vargas and wife, Frances S. Vargas of record in Book 4679, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 169 Bonnafield Drive, Hermitage, TN 37076
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hand(s) this 30th day of September, 2005.

Andrew L. Brown Jr.

Patricia S. Brown by Andrew L. Brown, Jr., as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew L. Brown Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of September, 2005.

My Commission Expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew L. Brown Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Patricia S. Brown and who acknowledged that he executed the same as the free act and deed of the said Patricia S. Brown, by virtue of that Power of Attorney, duly executed by the said Patricia S. Brown and appearing of record in Instrument No. 20051004011920 8, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of September, 2005.

My Commission Expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

File Number: 250901622

RETURN TO:
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