RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/05 10:41 2 pgs
Fees:13.00 Taxes:810.30

20051109-0135756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY, TENN.
Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold A. Brown	Provident Funding Associates,	
(NAME)	(NAME)	
1124 Berwick Trail	1101 Kermit Drive, Suite 607	Map 52-15
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37217	Parcel 1.00
(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, **HELEN SFIKAS ROGERS, CONSERVATOR FOR DORIS G. HERNDON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HAROLD A. BROWN, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Marlin Meadows Section No. 3, as shown on plat of record in Plat Book 2133, page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cecil C. Herndon and wife, Doris G. Herndon by Deed of record in Book 5003, Page 14, Register's Office for Davidson County, Tennessee. The said Cecil C. Herndon has since died with full interest vesting in Doris G. Herndon by reason of their tenancy by the entirety. Being the same property conveyed to The Doris G. Herndon Revocable Living Trust by Quitclaim Deed from Doris G. Herndon, dated March 10, 2004, of record in Instrument 20040504-0050418, Register's Office for Davidson County, Tennessee. The Doris G. Herndon Revocable Living Trust was revoked by Order In The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-1000, Probate Division, and recorded in Instrument No. 20051104-0133899, said Register's Office. Helen Sfikas Rogers as Conservator for Doris G. Herndon was given authorization to sell for the benefit of Doris G. Herndon pursuant to Order In The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-1000, Probate Division, and recorded in Instrument No. 20051104-0133898, said Register's Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1124 Berwick Trail, Madison, TN 37115

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 8th day of November, 2005.

Helen Sfikas Rogers, Conservator

Helen Sfikas Rogers,
Conservator for Doris G. Herndon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary of said County and State, Helen Sfikas Rogers, 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 Conservator for Doris G. Herndon and executed the within instrument as such Conservator.

Witness my hand and official seal at Nashville, Tennessee on this 8th day of November, 2005.

Commission expires:

Brenda S. Lane

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.