Record Return To:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/08/06 14:03 2 pgs
Fees:13.00 Taxes:569.80

20060308-0027111

STATE OF TEI NESSEE
COUNTY OF D avidson

THE ACTUAL CO NSIDERATION OR VALUE, WHICHEVER IS G REATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AN D SWORN TO BEFORE ME, THIS THE 27th D. Y OF February, 2006.

Notary Public
MY COMMISSION EX PIRES May 23, 2008
File No. G6-0271E

KAREN E. MARTINEZ
Notary Public - Arizona
Pima County
My Commission Expires
May 23, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Syanthe Y. Davis, unmarried (NAME)	SunTrust Mortgage, Inc. (NAME)	136-15-B-79 Co
3401 Anderson Road Unit 71 (STREET ADDRESS	201 Fourth Ave N/7th Floor (STREET ADDRESS)	**RECORDERS MEMO** LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Shelley N. Roberts Brownlee and Daniel J. Brownlee, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Syanthe Y. Davis, unmarried** 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:

Land in Davidson County, Tennessee, being Unit No. 71 on the plan of a Horizontal Property Regime (private element) Phase 2, Revision 1, Smith Springs Townhomes of record in Instrument no. 200106290068937, Register's Office for davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelley N. Roberts, unmarried and Daniel J. Brownlee, unmarried, by Deed from NVR Inc., dated September 27, 2002, of Record as Instrument No. 200210020119705, Register's Office for Davidson County, Tennessee.
Shelley N. Roberts is now married and known as Shelley N. Roberts Brownlee.
* as joint tenants w right of survivorship
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3401 Anderson Road Unit 7 , Antioch, TN 37013.

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 unincumbered, 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. Whenever 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 27th day of February, 2006.

Shelley N. Roberts Brownlee

Daniel J. Brownlee

STATE OF Arizona

COUNTY OF Pima }

KAREN E. MARTINEZ
Notary Public - Arizona
Pima County
My Commission Expires
May 23, 2008

Personally appeared before me, the undersigned , a Notary Publ : in and for said County and State, the within named Shelley N. Roberts Brownlee and Daniel J. Brownlee, wife and husband, the barguinor(s), with whom I ampersonally acquainted or proved to me on the basis of satisfactory evi ience, and who acknowledged that he/she/they executed the within instrument for the purposes therein conta ned.

Witness my hand and official seal, this 27th day of February, 20 06.

My Commission Expires: May 23 2008 _____ _____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Publi in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am pers nally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contai ed, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is uthorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument n behalf of the maker.

Witness my hand, at office, this 27th day of February, 2006.

My Commission Expires:_____ _____ _____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Publ : in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally ac uainted, and who acknowledged that _____ executed the within instrument for the purposes the ein contained, and w o further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authoriz d by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on ehalf of the maker.

Witness my hand, at office, this 27th day of February, 2006.

My Commission Expires:_____ _____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMIT I.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066