WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 15:31 2 pgs
Fees:13.00 Taxes:702.63

20060321-0032493

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

JUSTIN TATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires JUL 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUDRA R. FAIRCHILD	REGIONS BANK d/b/a REGIONS MORTGAGE	**72-9-320**
(NAME)	(NAME)	
909 CAROLYN AVENUE	POST OFFICE BOX 1718	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	MEMPHIS, TN 38101-1718	
(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, WE, **JOHN BROWNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDRA R. FAIRCHILD AND HUSBAND, GABRIEL FAIRCHILD**, 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:

BEING LOT NO. 72 ON THE PLAN OF IRVINGTON, AS OF RECORD IN PLAT BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LOUIS V. LONG AND JOHN BROWNER, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM ALPHONSO A. BILLY, A SINGLE PERSON OF RECORD IN BOOK 11680, PAGE 648. THE SAID LOUIS V. LONG HAVING CONVEYED HIS INTEREST UNTO JOHN BROWNER BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20040227-0022526. THE SAID JOHN BROWNER HAVING CONVEYED A ONE-HALF UNDIVIDED INTEREST TO LOUIS V. LONG BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20040326-0034309. THE SAID LOUIS V. LONG HAVING CONVEYED HIS INTEREST TO JOHN BROWNER BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20041110-0135667, **DATED NOVEMBER 10, 2004** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **909 CAROLYN AVENUE, NASHVILLE, TN 37216**

(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 **my hand** this **14th day of February, 2006.**

JOHN BROWNER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOHN BROWNER** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM

Notary Public