WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Melissa Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/06 12:34 2 pgs
Fees:13.00 Taxes:610.50
20060503-0051224

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metro center Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Bradbary	Deborah Bradbary	149-6-171
(NAME) 1004 Oak Ridge Dr.	(NAME) 1004 Oak Ridge Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Victor L. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Bradbary, 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 Lot(s) 71, as shown on the map entitled Oakwood, Phase 6, Section 2, of record in Plat Book 7900, page(s) 626, 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 VICTOR L. BROWN, by deed from JEANNE BROCK, UNMARRIED, of record as Instrument No. 20010405-0033272, dated March 30, 2001, said Register's Office

unimproved ☐

This is improved ☒ property, known as 1004 Oak Ridge Dr., Antioch, TN 37013
(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 10th day of April, 2006.

Victor L. Brown by POA

Victor Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of April, 2006, before me personally appeared Terry Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victor L. Brown, and who acknowledged that he executed same as the free act and deed of said Victor L. brown, by virtue of that Power of Attorney, duly executed by the said Victor L. Brown, and appearing of record as Instrument No. 20060503-0051223 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2006.

Commission expires:

Notary Public

