WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/06 08:53 2 pgs
Fees:13.00 Taxes:854.70

20060626-0075620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$231,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 290, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNN BRASSELL	**NEW OWNER**	**83-14-63**
(NAME)	(NAME)	
1800 HOLLY STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(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, **MICHAEL J. JANAS AND WIFE, MARY C. JANAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNN BRASSELL and ANITA BRASSELL**, 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. 114 AND THE WEST ONE-HALF (1/2) OF LOT NO. 113 ON THE PLAN OF PRIEST HOME PLACE, AS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 114 AND WEST ONE-HALF (1/2) OF LOT NO. 113 ADJOIN AND FRONT TOGETHER 75.0 FEET ON THE SOUTH SIDE OF HOLLY STREET AND RUN BACK BETWEEN PARALLEL LINES, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. JANAS AND WIFE, MARY C. JANAS BY DEED FROM JOHN MICHAEL SUMMERS, UNMARRIED OF RECORD IN BOOK 8497, PAGE 26 DATED NOVEMBER 26, 1991 AND RECORDED NOVEMBER 27, 1991 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1800 HOLLY STREET, NASHVILLE, TN 37206**

(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 **our hands** this 21 **day of** JUNE, **2006.**

MICHAEL J. JANAS

MARY C. JANAS

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MICHAEL J. JANAS AND WIFE, MARY C. JANAS** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 21 **day of** June **2006**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

