This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 06/28/06 10:59 3 pgs
Fees:18.00 Taxes:636.02
20060628-0077237

File No.: **2300**

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 26, 2006** ,by and between **James H. Brown, Jr. and Katherine Brown, husband and wife**, parties of the first part, and **Geri Ann Shoop**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 932, TOGETHER WITH THE CARPORT DESIGNATED 932-C ON THE PLAN OF PHASE ONE, LOT TWO, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 257, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. BROWN, JR. AND WIF E, KATHERINE BROWN BY WARRANTY DEED FROM LEROY J. PICKLES AND WIFE, JEAN M. PICKLES, RECORDED ON THE 19TH DAY OF JUNE, 1984 IN DEED BOOK 6318, PAGE 816, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **19-142.09-0C-932.00-C0, 142-9C-932.00C0**

☒ Improved OR

☐ Unimproved property located at: **932 General George Patton Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James H. Brown, Jr.

Katherine Brown

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James H. Brown, Jr. and Katherine Brown, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of June, 2006.

My Commission Expires: 3-10-07

Notary Public

Judy A Lehman State of Tennessee Notary Public Williamson County

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Owner's Name: **Geri Ann Shoop**

and Address: **932 General George Patton Road, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Trust Bank
383 Johnny Cash Parkway
Hendersonville, TN 37075

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$171,898.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

K. Elaine Harris
Affiant

Subscribed and sworn to before me this **6/26/2006.**

Judy A. Lehmann
State of Tennessee
Notary Public
Johnson County

Notary Public

My Commission Expires: 3-10-07