Davidson County DEEDWARR
Recvd: 07/26/06 08:01 2 pgs
Fees:13.00 Taxes:18.50

20060726-0089769

WARRANTY DEED

G-CMF-06-000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER(S)
Chris Flowers	Chris Flowers	
0 Smiley Street	(NAME) 0 Smiley Street	82-12-206
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT BROWN AND JOSEPHINE BRADFORD AND DANNY BRADFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS FLOWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 70 feet of Lots 51, 52 and 53, NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Said part of said lots adjoin and front together 150 feet on the easterly side of an alley and extend back between parallel lines 70 feet, more or less, to a line in the rear on which it measures 150 feet.

SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF ANY OF THE GRANTORS.

Being part of the same property conveyed to Robert Brown, Josephine Bradford and Danny Bradford, as tenants in common by Administratrix's Deed from Alberta M. Seay, Administratrix of the Estate of Evans Seay, deceased, and individually as the surviving spouse of decedent, recorded on the 25th day of June, 1987 in Deed Book 7278, Page 809, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Smiley Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of July, 2006.

Robert E. Brown
Robert Brown

Josephine Bradford

DANNY BRADFORD
Danny Bradford By Robert E. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Brown and Josephine Bradford the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2006, before me personally appeared Robert Brown 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 Danny Bradford and who acknowledged he/she/they executed the same as the free act and deed of the said Danny Bradford.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903