WARRANTY DEED

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$101,500.00**

Marie Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF JULY 2006.**

Karen Russell
Notary Public

MY COMMISSION EXPIRES: 5/26/09
(AFFIX SEAL)

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Laquinta Briley	New Owner	**6-16-81**
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 08/04/06 14:09 2 pgs Fees:13.00 Taxes:375.55
2700 B Brunswick Drive		
(ADDRESS)	(ADDRESS)	20060804-0095855
Nashville, TN 37207		
(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, **Larry D. Luna, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laquinta Briley, an unmarried person**, 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 No. 26 on the Map of Capital View Subdivision, as of record in Book 974, page 52 and 53, Registers' Office fro Davidson County, Tennessee.

Said Lot No. 26 fronts 75 feet on the south side of Brunswick Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Larry D. Luna, an unmarried person by Deed from Claude Byrum and Lisa Byrum dated December 28, 2001 and recorded in Instrument No. 20020104-0001579, Register's Office fro Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2700 B Brunswick Drive, Nashville, TN 37207**

(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 27th day of July, 2006.

Larry D. Luna
Larry D. Luna

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Larry D. Luna, an unmarried person** with whom I am personally acquainted, and who, upon oath, acknowledged THEMSELVES to be the persons 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 27th day of July, 2006.

Commission expires:

Justin Tatum Notary Public

