File No. 20060350

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter L. Morelock Jr.	SunTrust Mortgage, Inc.	011 00 0 042.00
(NAME)	(NAME)	
3381 Freeman Hollow Road	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(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, Ronald L. Brown and wife, Sandra R. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter L. Morelock Jr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 3381 Freeman Hollow Road, Goodlettsville, TN 37072
(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 28th day of August, 2006.

Ronald L. Brown

Sandra R. Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Brown and wife, Sandra R. Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Commission expires:

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

Lura Brady
Notary Public

Davidson County DEEDWARR
Recvd: 09/14/06 07:59 2 pg
Fees:13.00 Taxes:586.45

20060914-0113862

File No. 20060350

EXHIBIT A

LAND in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Lands and shown on plan of record in Book 332, page 58, Register's Office for said County and being shown as Tract No. 1 on a map of the subdivision of said tract of the Freeman Heirs and described according to a copy of a survey thereof made by L. N. Petty, Surveyor, on September 25, 1957, as follows:

BEGINNING at a point in the center line of Freeman Road as established by deed to Davidson County as of record in Book 2445, page 438, said point being in the line between this property and the Patton Farm, running thence South 41 deg. 15' West 357 feet to a point in the center line of said Freeman Road; thence North 20 deg. 30' West 592 feet with the line between Tract No. 1 and Tract No. 2 to a point; thence South 80 deg. 30' East 600 feet to a point; thence South 3 deg. 0' West 50 feet to the point of beginning, containing 3.63 acres.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described property:

BEGINNING at a point in the center line of the Freeman Road as established by deed to Davidson County as of record in Book 2445, page 438, said point being in the line between this property and the Patton Farm, running South 41 deg. 15' West 275 feet to a point; thence South 80 deg. 30' East 285.5 feet to a point; thence South 3 deg. West 50 feet to the beginning, containing 0.63 acres, more or less.

BEING the same property conveyed to Terrance M. McGovern and wife, Douglas Ann McGovern by deed from Phyllis A. Hinkle a/k/a Phyllis Ann Hinkle a/k/a Phyllis Ann Minick, of record in Book 7913, page 562, said Register's Office.

Being the same property conveyed to Ronald L. Brown and wife, Sandra R. Brown by deed from M.B. Hinkle and wife, Nellie A. Hinkle, dated September 1, 1989 and recorded on September 7, 1989, in Record Book 7933, page 70, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Subject to the right-of-way of Freeman Hollow Road.