Davidson County DEEDWARR
Recvd: 09/18/06 10:47 2 pgs
Fees:13.00 Taxes:934.25
20060918-0115064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2006.

Notary Public

My Commission Expires: 11/8/08

WARRANTY DEED

THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV 8, 2008

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marisa Mimms and Malcolm Mimms

401 Bowling Ave., Unit #41
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-130-A-047.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kari E. Brown, married,* f/k/a Kari E. Vogler, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Marisa Mimms, unmarried, and Malcolm Mimms, married, tenants in common with right of survivorship, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Building Site No. 47 on the Plan of Richmeade Place, Section III, as shown by plat of record in Plat Book 5050, Page 19, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc. a not – for – profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Kari E. Vogler, unmarried, by Warranty Deed from Chris John Andrews of record in Instrument No. 20010830-0094034, Register's Office for Davidson County, Tennessee. The said Kari E. Vogler is now married and known as Kari E. Brown.

*Frank Brown, husband of Kari E. Brown, joins in the instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5050, Page 19, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4941, Page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5213, page 945, Book 5238, page 385, Book 5408, page 210, and Book 5733, page 628, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 401 Bowling Ave., Unit #41, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of September, 2006.

Kari E. Brown

Frank Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kari E. Brown and Frank Brown, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of September, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, 2008

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