Davidson County DEEDWARR
Recvd: 10/12/06 10:05 1 pgs
Fees:13.00 Taxes:706.70

20061012-0126741

WARRANTY DEED

BROWN-H06272

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/8/07

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy L. Brown	Bank of America	143-2-B-60
(NAME)	(NAME)	
710 Harpeth Trace Drive	900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RICHARD COURTNEY AND RHONDA STILES COURTNEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NANCY L. BROWN, 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 Lot No. 6 on the Revised Plan of Treetops at Harpeth Trace, of record in Book 6250, page 455, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard Courtney and Rhonda Stiles Courtney, married by Deed from Norma Bolton, unmarried and Stan Bolton, unmarried of record in Book 20060405-0039298, recorded on April 5, 2006, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 710 Harpeth Trace Drive, Nashville, Tennessee 37221
(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/our hand(s) this 6th day of October, 2006.

Richard Courtney

Rhonda Stiles Courtney

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Richard Courtney and Rhonda Stiles Courtney, the bargainor(s), 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 at Nashville, Tennessee, this 6th day of October, 2006.

My Commission Expires:
9/8/07

Notary Public