File No. 261200217

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 14:49 2 pgs
Fees:13.00 Taxes:1010.56

20070112-0005431

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,125.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-22-07

AFFIX SEAL

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest D. Brown	Ernest D. Brown	10415038100
(NAME)	(NAME)	
2517 Westwood Avenue	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NEW OWNER ,	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Dorisann Elizabeth Pell -McLean, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ernest D. Brown**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43, BELAIR Subdivision, as shown on plat of record in Plat Book 332, Page 6, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Said part of Lot No. 43 fronts 49 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a line.

Being the same property conveyed to PELL, DORISANN ELIZABETH by deed (DEEDQC) from PELL, JOHN NICHOLAS of record in Deed Instrument 200012290127466 on 01/11/00 and filed for record on 12/29/2000, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2517 Westwood Avenue, Nashville, TN 37212
(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), HIS 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), HIS 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 hands this 27th day of December, 2006.

Dorisann Elizabeth Pell -McLean

Witness my/our hands this 27th day of December, 2006.

Dorisann Elizabeth Pell -McLean

Marcus McLean

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dorisann Elizabeth Pell –McLean and Marcus McLean, 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 at office this 27th day of December, 2006.

Commission expires: February 12, 2008

LISA G. HODGES Notary Public

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RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

