WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/07 13:37 2 pg
Fees:13.00 Taxes:314.50

20070122-0008583

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: April 22, 2007
(AFFIX SEAL)

ROBERT H. BROWN JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Lender's Title & Escrow, LLC
2670 Memorial Blvd, Suite D
Murfreesboro, Tennessee 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Briley	Washington Mutual Bank, F.A.	80-8-31.00
(NAME)	(NAME)	
603 N. Graycroft Ave.	7887 E. Belleview Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Englewood, CO 80111	
(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, Solution Home Buyer's Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Briley and Thomas Lee Briley, wife and husband, 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:

Lot 327, Section 1, Bordeaux Gardens Subdivision, as shown on plat of record in Plat Book 3300, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Solution Home Buyers, Inc. by Quit Claim Deed from Royalty Properties, LLC, dated 7/18/05, filed of record on 7/28/05 at Instrument Number 20050728-0088420 in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 3239 Crowe Dr., Nashville, TN 37219
(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 12th day of January, 2007.

Solution Home Buyers, Inc.

By:
Sean R. Queen

STATE OF

COUNTY OF

Before me, Robert H. Brown Jr., a Notary Public of said State and County, personally appeared Sean R. Queen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Owner of Solution Home Buyers, Inc., the within named bargainor, and that he/she/they, as such Owner, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the Owner by himself (herself) as such Owner.

Witness my hand and official seal at Madison, Tennessee this 12 day of January, 2007.

Commission expires: April 22, 2007

Robert H Brown Jr.
Notary Public

20061154

ROBERT H. BROWN, JR.
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE