Davidson County DEEDWARR
Recvd: 03/06/07 14:06 2 pgs
Fees:13.00 Taxes:270.10

20070306-0027737

(2)

File No.: PT0107-020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$66,500.00~~ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAN. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey D. Scoffield	American Brokers Conduit	50-13-7
(NAME)	(NAME)	
2144 W. Richmond Hill Dr.	520 Broadhollow Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Melville, NY 11747	
(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, **Margaret Y. Brown and husband, Thommas Brown,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey D. Scoffield** 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:

Being Lot No. 14 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Y. Buchanan by deed from Timothy W. Buchanan, dated October 28, 1987 of record in Book 7389, Page 448, Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 2144 W. Richmond Hill Dr., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: PTC2007-287

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 February 2007.

Margaret Y. Brown
Margaret Y. Brown

Thomas Brown
Thomas Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MARGARET Y. BROWN AND HUSBAND THOMAS BROWN** with whom I am personally acquainted and who upon **THEIR** oath acknowledged **THEMSELVES** to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2007.

Commission expires:

Lisa D. Ramey
Notary Public

