Davidson County DEEDWARR
Recvd: 05/04/07 11:28 2 pgs
Fees:13.00 Taxes:695.23

20070504-0053745

WARRANTY DEED

R-FSR-07-0329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-5-10
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 5, 2010

THIS INSTRUMENT WAS PREPARED BY
Ryan Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Brown	1st Trust Bank for Savings	
329 Summit Ridge Circle (ADDRESS)	6525 Quail Hollow, Ste. 300 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	131-5-B-329.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TANYA R. VOCQUE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA BROWN, UNMARRIED JANITA BROWN, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 UNIT NO. 329 AS SHOWN ON THE PLAN OF FOUR SEASONS, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE MASTER DEED ESTABLISHING FOUR SEASONS, A CONDOMINIUM, OF RECORD IN BOOK 6841, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TANYA R. VOCQUE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM PAR G. BOYD, AN UNMARRIED MAN, RECORDED ON THE 25TH DAY OF MAY, 2000 IN INSTRUMENT NO. 20000525-0052300, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Charter of Four Seasons HOA of record in Book 6855, Page 917 and amended in Book 8176, Page 697; Master Deed of record in Book 6841, Page 349 and amended in Book 6847, Page 122; Easements of record in Book 6869, Page 162, Book 6870, Page 966, Book 7776, Page 899, Book 6869, Page 157, Book 5158, Page 230 and Book 5158, Page 851; Sale and Assignment of Option of record in Book 5388, Page 5003; and Engineers Letter of record in Book 6847, Page 125, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 329 Summit Ridge Circle, Nashville, Tennessee 37215
(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), their 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), 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 27th day of April, 2007.

Tanya R. Vocque

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanya R. Vocque, the within named bargainor, 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, this the 27th day of April, 2007.

Notary Public

My Commission Expires: 3-5-10

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903