Davidson County DEEDWARR
Recvd: 06/29/07 09:56 2 pgs
Fees:13.00 Taxes:612.35

20070629-0077708

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 102
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,500.00

Affiant

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 27th day of June, 2007.

Notary Public
My commission expires: 11/25/07

13-0706-130694

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Scott Addington	Guaranty Trust Company	172-08-0-A
1420 Hunters Branch Road	316 Robert Rose Drive	083.00CO
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rhonda Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott Addington, unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 83, on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, Pages 336-337, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dolores Parker, unmarried by deed from David C. Skelton and wife, Angela M. Skelton, dated September 22, 2000, recorded October 6, 2000, of record in Instrument No. 20001006-0099427, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rhonda Brown by deed from Dolores Parker, unmarried, dated November 18, 2005, recorded November 23, 2005, of record in Instrument No. 20051123-0141602, re-recorded in Instrument No. 20051228-0155683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1420 Hunters Branch Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2007.

Rhonda Brown

Rhonda Brown

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rhonda Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 27th day of June, 2007.

Sonya M. Branham

~~Theresa D. Dorsey.~~
State of Tennessee at Large

My Commission expires: ~~09/21/09~~
11/25/09

