**Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2007.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 206, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua and Carly Kear	SunTrust Mortgage, Inc.	104-05-0
(NAME) 3624 Westbrook Avenue	(NAME) P. O. Box 26149	216.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23260-6149	
(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, **Tia M. Sillers and husband, Mark O. Selby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua P. Kear and wife, Carly L. Kear** 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:

LAND in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 491 and the westerly 5 feet of Lot No. 492 on the map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 491 and 492 front together 50 feet on the northerly side of Westbrook Avenue and run back between parallel lines 201 feet, more or less, to an alley.

Being the same property conveyed to Tia M. Sillers by Quitclaim Deed dated December 26, 2001 from Robert Sillers and wife, Molly Sillers of record in Instrument No. 20011228-0143668, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3624 Westbrook Avenue, Nashville, Tennessee 37205
(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.

Davidson County DEEDWARR
Recvd: 07/27/07 15:49 2 pgs
Fees:13.00 Taxes:1672.40
20070727-0089709

Witness our hands this 27th day of July, 2007.

Tia M. Sillers

Mark O. Selby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Tia M. Sillers and Mark O. Selby,** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2007.

ROBIN KOBRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3-7-11

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, in and for said County and State, appeared _____, 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 foregoing instrument on behalf of _____ and who acknowledged that he/she/they executed the same as the free act and deed of _____for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

Notary Public

My Commission Expires: