# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$427,950.00**.

Kathryn A. Brothers
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2007.

Liana C. Morris
Notary Public

My commission expires: 5-23-09
(AFFIX SEAL)

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Kathryn A. Brothers** | **Community First Bank & Trust** | **118-13-131** |
| **3913 Albert Drive** | **501 S. James Campbell Blvd.** | |
| **Nashville, TN 37204** | **Columbia, TN 38401** | |

FOR AND IN 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,

**Brian Prentice and wife, Karin S. Prentice**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kathryn A. Brothers, married**

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 Lot No. 12 on the Plan of Lipscomb Heights, as of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Brian Prentice and wife, Karin S. Prentice, by Warranty Deed from George L. Brian and wife, Beverly M. Brian, of record in Instrument No. 200002240018141, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Restrictive Covenants of record in Book 2196, Page 106, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) unimproved (____) property, known as: **3913 Albert Drive, Nashville, TN 37204**

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 **31st** day of **July, 2007.**

**Brian Prentice**

Karin S Prentice
**Karin S. Prentice**

Davidson County DEEDWARR
Recvd: 07/31/07 13:08 2 pgs
Fees:13.00 Taxes:1583.42

20070731-0090777

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Prentice and Karin S. Prentice,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2007.**

Jennifer L. Johnson

**Notary Public**




**My Commission Expires:** March 7, 2011