Davidson County DEEDWARR
Recvd: 08/07/07 12:38 2 pgs
Fees:13.00 Taxes:592.00

20070807-0094232

File No. 270700126

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Angie McClendon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2007.

April G Nichols
Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008~~. 6-12-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title, 505 East Main, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conoly Brown	SAME	Map 083.01, Parcel 221
(NAME) 934 Gallatin Rd.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PAULA R. EVANS, an umarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONOLY BROWN, a married man and DAVID HOOD, an umarried man,** HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

BEING a part of Lot No. 3 on the Plan of W.H. Hyronemus Addition to Nashville as of record in Book 161, Page 174, Register's Office for said County, also part of Lot No. 8 in the Division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 363, Circuit Court for said County, described as follows: Beginning at the southwest corner of Grand Avenue and Gallatin Pike; thence with the southerly margin of Grand Avenue, westerly 105 feet, more or less, to the northeast corner of the property conveyed to T.J. Wheeler and wife, by deed from H.O. Hill Realty Company of record in Book 747, Page 329, said Register's Office; thence with said Wheeler's easterly line, southerly 120 feet, more or less to the northerly line of a lot conveyed to Thomas S. Weaver, Clerk and Master, to Lula A. Lanier by Deed of record in Book 267, Page 257, said Register's Office; thence with said line easterly 105 feet more or less, to the westerly margin of Gallatin Pike, thence with same northerly 120.6 feet to the beginning.

BEING the same property conveyed to Paula R. Evans by deed dated April 21, 2006 from Howard F. Ullman and Suntrust Bank, as Co-Administrators of the Estate of Richard E. Thoni, of record as Instrument No. 20060519-0059188, Register's Office of Davidson County, Tennessee. For further reference see Instrument Nos. 200605190059189, 200605190059190, 200605190059191, 200605190059192, 200605190059193, 200605190059194, 200605190059195, 200605190059196, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 934 Gallatin Rd., Nashville, TN 37207
(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), His 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), His 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 hands this 30th day of July, 2007.

Paula R. Evans
Paula R. Evans

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paula R. Evans, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2007.

Commission expires: 01/11/11

Brenda Huntsman Baber

Notary Public

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 270700126

RETURN TO:

Cumberland Title
505 East Main
Hendersonville, TN 37075