WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/07 12:42 2 pgs
Fees:13.00 Taxes:1108.15

20070824-0101647

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE EXP. 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo L. Varela	Countrywide Home Loans, Inc.	Map 160-3
(NAME) 5342 Overton Road	(NAME) 3011 Armory Drive	Parcel 120
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37204	
(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, **PRISCILLA H. BROWN AND HUSBAND, THOMAS M. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFREDO L. VARELA, UNMARRIED,** 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. 10 on the Plan of Brentview Hills, Section 3, of record in Plat Book 3842, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas M. Brown and wife, Priscilla H. Brown, by deed dated April 19, 1968 from Claude Dunn Construction Company Inc. of record in Book 4229, page 724, said Register's Office. Thomas M. Brown conveyed his interest in said property to Priscilla H. Brown by Quitclaim Deed of record in instrument #20040317-0030451, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 3842, page 174, said Register's Office; and (c) restrictive covenants of record in Book 4257, page 771 and Book 4404, page 813, said Register's Office.

Thomas M. Brown joins in executing this deed to convey any marital interest he may have in said property.

unimproved ☐

This is improved ☒ property, known as 5342 Overton Road, Nashville, Tennessee 37220
(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.

Witness my hand this 8/23/07 day of August, 2007.

Priscilla H. Brown
Priscilla H. Brown

Thomas M. Brown By Priscilla Brown
Thomas M. Brown By Priscilla Brown,
Attorney in Fact By Priscilla Brown

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 Priscilla H. Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of August, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of August, 2007, before me personally appeared Priscilla Brown, to me known to be the person who executed the foregoing instrument on behalf of Thomas M. Brown and acknowledged that she executed the same as the free act and deed of Thomas M. Brown.

Witness my hand and official seal at Nashville, Tennessee this 23 day of August, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public