Davidson County DEEDWARR
Recvd: 09/12/07 10:16 2 pgs
Fees:13.00 Taxes:475.45

20070912-0109307

File No. 270800021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10TH~~ 30th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Jeff Lennon, Attorney at Law
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Stratton	Magna Bank F/K/A 1st Trust Bank for Savings, FSB	82-3-169
(NAME) 1008 Stockell St.	(NAME) 6525 Quail Hollow Road, Suite 300	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Memphis, TN 38120	
(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,

John W. Browner, an unmarried man,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Shane Stratton and Ronald David Russell and wife, Glenna Kay Russell, as tenants in common with right of survivorship,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 33 on the Plan of Benedict's Land Co.'s Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, 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 John W. Browner, an unmarried man by deed from Leland D. Watts of record in Instrument 20050906-0106539, Register's Office for said County.

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 1008 Stockell St., 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), THEIR 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), 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/our hands this ~~10th~~ 30th day of August, 2007.

John W. Browner

STATE OF TENNESSEE

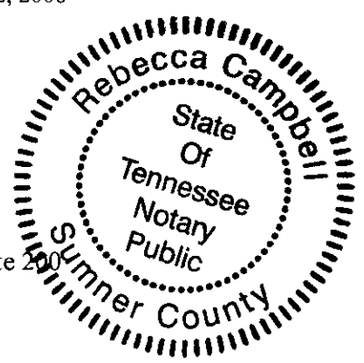
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John W. Browner, an unmarried man, 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 within instrument for the purposes therein contained.

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

Commission expires: April 12, 2008

Rebecca Campbell Notary Public



File Number: 270800021

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072