RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 11/30/07 10:29 2 pgs
Fees:13.00 Taxes:434.38
20071130-0138924

**WARRANTY DEED**

JANE GRAZER 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 $117,400.00.

Belafonte D Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2007.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BELAFONTE BROWN<br>2940 Baby Ruth Lane, Unit #13<br>Antioch, Tennessee 37013 | Same as new owner | MAP 163110E04000CO |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100 ($117,400.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHNETTA SHEARER, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BELAFONTE BROWN, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit #13, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Johnetta Shearer, unmarried by Warranty Deed dated January 10, 2005, from Signature Development, Inc., a Tennessee Corporation, of record in Instrument No. 20050204-0013400, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 2940 Baby Ruth Lane, Unit #13, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Instrument Number 20021126-0146722; to Master Deed of record in Instrument No. 20020930-00118631 and in Instrument No. 20050511-0053733; to By-Laws of record in Instrument No. 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument No. 20021015-0126623; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 7th day of November, 2007.

JOHNETTA SHEARER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Johnetta Shearer, 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 seal, this the 7th day of November, 2007.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN