WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Ruth Ann Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2008.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOX 10-A

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

AMY ADAMS GOWAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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
Ruth Ann Brown	Countrywide Bank, FSB	Map 117-2-D
(NAME) 3011 Woodlawn Drive	(NAME) 801 Crescent Centre Drive	Parcel 1 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(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, I, **CHRISTY L. PASSMORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH ANN BROWN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 1 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, said Register's Office.

Being the same property conveyed to Christy L. Passmore, unmarried, by deed dated June 21, 2002 from John B. Ash and wife, Constance M. Ash, of record in Instrument #20020625-0076012, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 551, said Register's Office; (c) Master Deed and Bylaws of record in Book 7096, page 940, amended in Book 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, said Register's Office; and (d) easement of record in Book 4067, page 943, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/15/08 09:56 2 pgs
Fees:13.00 Taxes:1128.50
20080115-0004400

unimproved ☐

This is improved ☒ property, known as 3011 Woodlawn Drive, Nashville, Tennessee 37215
(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 14th day of January, 2008.

Christy L. Passmore

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 Christy L. Passmore, 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 14th day of January, 2008.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010