3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 11:34 2 pgs
Fees:13.00 Taxes:532.80

20080324-0028884

File No.: 2008030004

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Terri Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2008

Pam McBroom
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison L. Sultan	SAME AS OWNER	072-08-0 223.00
(NAME)	(NAME)	
2236 Berrywood Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/WE, Janis Lynn Jenkins, Jimmy R. Brandon, and Dennis W. Brandon, as heirs of the estate of Isabell C. Brandon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alison L. Sultan, 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. 156 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwesterly margin of Berrywood Drive at common corner of Lots Nos. 155 and 156; thence with the said Road easterly 88 feet to the corner of Lots Nos. 156 and 157; thence with the line between said lots in a southeasterly direction 156 feet to a point in the north line of Lot No. 158; thence westerly with the northerly line of Lot No. 158, 65.2 feet to a point; thence along the rear line of Lot No. 156, northerly 19.3 feet to a concrete monument; thence northwesterly 29.6 feet to the corner of Lots Nos. 155 and 156; thence with the line between said lots, northeasterly 180.6 feet to the beginning.

Being the same property conveyed to HORNER B. BRANDON AND WIFE, ISABELL C. BRANDON, by deed from HENRY D. RAMAGE AND WIFE, FRANCES W. MCCAIG RAMAGE, of record in Book 5867, page 220, dated March 24, 1982, said Register's Office. Horner B. Brandon having since died on Sept. 30,2003, and Isabell C. Brandon having since died on August 23, 2007.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2236 Berrywood Rd., Nashville, TN 37216
(House Number) (Street) (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/our hand(s) this 21st day of March, 2008.

Janis Lynn Jenkins

Jimmy R. Brandon by Janis Lynn Jenkins, Attorney in Fact

Dennis W. Brandon By Janis Lynn Jenkins, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Janis Lynn Jenkins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 21st day of March, 2008.

Notary Public

My Commission Expires 1/24/09

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIS LYNN JENKINS Attorney in Fact for JIMMY R. BRANDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument on behalf of JIMMY R. BRANDON by JANIS LYNN JENKINS for the purposes therein contained pursuant to Power of Attorney executed by JIMMY R. BRANDON.

Witness my hand and official seal this 21st day of March, 2008.

Notary Public

Commission Expires: 1/24/09

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIS LYNN JENKINS Attorney in Fact for DENNIS W. BRANDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument on behalf of DENNIS W. BRANDON by JANIS LYNN JENKINS for the purposes therein contained pursuant to Power of Attorney executed by DENNIS W. BRANDON.

Witness my hand and official seal this 21st day of March, 2008.

Notary Public

Commission Expires: 1/24/09

RETURN TO:

RETURN TO:

SCRUGGS TITLE & ESCROW
2525 21ST AVENUE SOUTH, 2ND FLOOR
NASHVILLE, TN 37212