WARRANTY DEED

Notary Seal present, but could not be reproduced.

Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. Brown	USAA	132-5-10
(NAME)	(NAME)	
4168 Outer Drive	10750 McDermott Frwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, Tx 78218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/09/08 13:35 2 pgs
Fees:13.00 Taxes:1295.00

20080409-0035966

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, Stephen P. Renken and wife, Diane B. Renken and Christopher R. Renken, aka Christopher J. Renken, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael M. Brown and wife, Julie Starr Brown, 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. 1 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee. Included within the foregoing description, but subject to a permanent right-of-way 15 feet in width across the southerly rear portion of said Lot No. 1 Rolling Meadows Subdivision as provided for in a Final Decree entered November 20, 1981, in the Chancery Court of Davidson County, Tennessee and recorded in Book 5838, page 40, said Register's Office.

Less and excepting, however, the triangular parcel of land at the rear of said Lot 1, described as follows:

Beginning at the southerly corner of said Lot 1; thence, along the westerly margin of said Lot 1, N 00 degrees 30' 00" E 50.42 feet to a point; thence, leaving the westerly margin in a straight line 100 feet (more or less) to the southwesterly corner of said Lot 1, thence, S 65 degrees 35' 00" W along the rear of said Lot 1, 120.3 feet to the point of beginning.

Being the same property conveyed to Stephen P. Renken and wife, Diane B. Renken and Christopher R. Renken, aka Christopher J. Renken, unmarried by deed from Suzanne L. Harkness, unmarried, of record as Instrument No. 20050223-0020035, dated February 21, 2005, said Register's Office.

This conveyance is subject to: 2008 County taxes, a lien, but not yet due and payable; all matters appearing on the Plan of Rolling Meadows, all easements including a right of way easement described in a Final Decree of record in Book 5838, page 40, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4168 Outer Drive, Nashville, TN 37204

(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 our hands this 8th day of April, 2008.

Diane B. Renken
By: , atty in fact
Diane B. Renken

Stephen P. Renken
By: atty in fact
Stephen P. Renken

Christopher J. Renken
By: atty in fact
Christopher J. Renken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stephen P. Renken, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Stephen P. Renken.

Witness my hand and official seal at Office, this 8th day of April, 2008.

Notary Public

My Commission Expires: 9/19/09

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Diane B. Renken, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Diane B. Renken.

Witness my hand and official seal at Office, this 8th day of April 2008.

Notary Public

My Commission Expires: 9/19/09

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Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Christopher J. Renken, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Christopher J. Renken.

Witness my hand and official seal at Office, this 8th day of April 2008.

Notary Public

My Commission Expires: 9/19/09

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