File No. 280500201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 12-12-11

(AFFIX SEAL)

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/04/08 12:02 2 pgs
Fees:13.00 Taxes:1320.90

20080604-0057142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dovanna Brown	Dovanna Brown	172-14B-42CO
(NAME) 4617 Sterline Cross	(NAME) 4617 Sterline Cross	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(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, Mary E. Wilson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Dovanna Brown and Denise Davis, as tenants in common, hereinafter called the grantee(s), 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. 42, on the plan of Winfield Park, Phase 1, Section 1, as shown on plat of record in Instrument No. 20001211-0121552 and in Plat Book 9700, page 765, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary E. Wilson by warranty deed from Thomas F. Quarantello and wife, Shirley K. Quarantello, of record in Instrument No. 20030731-0108736, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 767, revised in Instrument No. 200012110121552, Register's Office of said County.

Restrictions of record in Book 9700, page 765 and Book 11113, page 691, said Register's Office.

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 4617 Sterling Cross, Nashville, TN 37211
(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), 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), 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 30th day of May, 2008.

Mary E. Wilson

Mary E. Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary E. Wilson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/30/2008.

Witness my hand at office this 30th day of May, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 280500201

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027