WARRANTY DEED

File Number: 70213

Davidson County DEEDWARR
Recvd: 06/09/08 10:24 4 pgs
Fees:23.00 Taxes:444.00
20080609-0058818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine P. Brown	Fifth Third Mortgage Company	069-11-0-022.00
(NAME) 1707 Windover Drive	(NAME) 10710 Sikes Place	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Charlotte, NC 28277	
(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, WE, Rita C. Henning, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine P. 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1707 Windover Drive, Nashville, TN 37218
(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 6 day of June, 2008.

Rita C. Henning

Rita C. Henning by Kristin Henning, Attorney in Fact

By: Kristin Henning, Attorney in Fact

STATE OF MARYLAND COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin Henning with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Rita C. Henning as her Attorney in Fact as the free act and deed of the within named Rita C. Henning.

Witness my hand and official seal this 6th day of June, 2008.

Notary Public

My Commission Expires:

BERTA I. VASQUEZ ALFARO
NOTARY PUBLIC
PRINCE GEORGE'S CO., MD

BERTA I. VASQUEZ ALFARO
Notary Public, State of Maryland
Prince George's County
My Commission Expires January 1, 2011

File No.: 70213

EXHIBIT A

1707 Windover Drive, Nashville, TN 37218 **Map 069-11-0 Parcel 022.00**

Being Lot no. 8 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, Page 79, Register's Office for said County.

Said Lot No. 8 is more particularly described as follows: Beginning at a point in the northerly margin of Windover Drive, the common corner of Lots 8 and 9 on said Plan; thence with the line between said two lots, northeastwardly 341 feet to a point, the common corner of Lots 7 and 8; thence with the line between said two lots, southwardly 341 feet to a point in the northerly margin of Windover Drive; thence with northerly margin of the same, westwardly around a curve with a radius of 341 feet, 235 feet to the point of beginning.

Being the same property conveyed to Montraville I. Claiborne and wife Mattie N. Claiborne by Installment Deed form H. H. Chitwood, Trustee, recorded on November 8, 1954 in Book 2332, Page 104, Register's Office for Davidson County, Tennessee. Mattie N. Claiborne and Montraville I. Claiborne having since died and Rita C. Henning acquired the property as heir at law of record in Affidavit of Heirship recorded on May 14, 2008, in Instrument No. 20080514-0049582, Register's Office for Davidson County, Tennessee.

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012