WARRANTY DEED

File Number: 70553

Davidson County DEEDWARR
Recvd: 06/20/08 15:12 4 pgs
Fees:23.00 Taxes:573.50
20080620-0063862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA HARREL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Constance Allison Jones	Fifth Third Mortgage Company	069-02-0-097.00
(NAME)	(NAME)	
4113 Eatons Creek Road	10710 Sikes Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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,Timothy R. Brown, Administrator of the Estate of Betty R. Brown, Timothy R. Brown and Christopher T. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance Allison Jones, 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:

4113 Eaton's Creek Road Nashville, TN 37218

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Enchanted Hills, Section 12, of record in Book 4675, Page 165, as amended in Book 5407, page 949, both in the Register's office for said County, and described as follows:

Beginning at a point in the westerly margin of Eaton's Creek Road, said point being the common front corner of Lots Nos. 213 and 214 on said Plan; thence, with the line between said lots westwardly 354 feet, more or less, passing a witness line at 295.0 feet, to a point in the center line of Eaton's Creek; thence, with the meanders of the center line of Eaton's Creek in a southerly direction a portion of the property conveyed to Enchanted Hills, Inc. by deed with Enchanted Hill's northerly line N. 71' 31' E 301 feet, more or less, passing a witness line at 81 feet, more or less, to a point in the westerly margin of Eaton's Creek Road; thence, with said westerly margin, northwardly 156.0 feet to the point of beginning.

Being the same property conveyed to Betty Ruth Brown by Final Decree of Divorce from Melvin Eugene Brown recorded on September 14,1993, in Record Book 10424, Page 871, Register's Office for Davidson County, Tennessee; The said Betty Ruth Brown having since died and her estate of record in the Davidson County, Tennessee Probate Clerk's Office, entitled In Re: Estate of Betty R. Brown, No. 07P333, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, authorizing Timothy Brown as Administrator to sell and convey subject property. Timothy R. Brown and Christopher T. Brown join in this conveyance as the heirs of Betty R. Brown.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or city taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

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

unimproved ☐

This is improved ☒ property, known as 4113 Eatons Creek Road, 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 13th day of June, 2008.

Christopher T. Brown, Heir at Law

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 Christopher T. Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Christopher T. Brown executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires: 4/28/09

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

Witness our hands this 13th day of June, 2008.

Estate of Betty R. Brown

By: _____
Timothy R. Brown, Administrator of the Estate of Betty R. Brown

_____
Timothy R. Brown, Heir at Law

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 Timothy R. Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Timothy R. Brown executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires: 5/23/2009

_____
Notary Public

GRAYLAND JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared, Timothy R. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Administrator of the Estate of Betty R. Brown, the within named bargainor, and that he/she as such Administrator, executed the foregoing instrument for the purposes therein contained, by signing as such Administrator.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires: 5/23/09

_____
Notary Public

GRAYLAND JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.

Florence King
Notary Signature

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