(1)

RETURN TO: SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT B
SPRING HILL, TN. 37174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

Vanessa E. Allen — STATE OF TENNESSEE NOTARY PUBLIC — Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haven L. Brown, a single person	FirstBank	072-14-0-113.00
(NAME)	(NAME)	
2412 Chapel Ave.	6110 Shallowford Rd., Ste.2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chattanooga, TN. 37421	
(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, Richard Hammontree, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Haven L. Brown, a single person, 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:

Being Lot No. 30, on the plan of Brownsville, as the same appears of record in Book 21, Page 9, Register's office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Richard Hammontree, a married man, by deed from Equity Holdings, Inc., a Florida Corporation, dated 01/14/08, of record in Instrument No. 20080201-0010537, said Register's Office.

Subject property is investment property and is not or ever has been a marital residence.

This conveyance is subject to: Map/Parcel 072-14-0-113.00.; Any and all matters as set forth in the plat of record in Plat Book 21, Page 9, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2412 Chapel Ave., Nashville,TN,37206

(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.

Davidson County DEEDWARR
Recvd: 06/30/08 09:43 2 pgs
Fees:13.00 Taxes:499.13
20080630-0066940

Witness our hands this 24th day of June, 2008.

Richard Hammontree

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Hammontree, a married man with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 24th day of June, 2008.

Commission expires:

7-18-2010

Vanessa E. Allen

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130