File No. 280601090

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/08 09:48 2 pg
Fees:13.00 Taxes:814.00
20080728-0076649

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-25-2010.

(AFFIX SEAL)

LARRY R. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Brown	Wells Fargo Home Mortgage	172-15-0A-157.00CO
(NAME)	(NAME)	
3825 Bryce Rd.	Post Closing X9999-01K 2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Minneapolis, MN55467-0001	
(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, WE , **Joshua C. Denny and wife, Carolyn S. Denny**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mary E. Brown, unmarried,** 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:

BEING Lot No. 241 on the Plan of Holt Woods, Section 10, of record in Book 9700, page 281 and 282, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua C. Denny and wife, Carolyn S. Denny by Warranty Deed dated June 18, 2003 from Kevin Paul Caperton, Karen Lynn Barnes, and Leslie Gayle Schonhorst as Sole Beneficiaries and Co-Personal Representatives for the Estate of Wanda M. Caperton of record in Instrument No. 20030620-0085645, Register's Office for said County.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 281 and 282, Register's Office of said County.

By Laws of record in Deed Book 9570, Page 13, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9570, Page 22 and Book 10256, page 506 and rerecorded in Book 10258, page 142, Register's Office of said County.

HOA Charter of record in Deed Book 9570, Page 5, Register's Office of said County.

Quitclaim Deed to HOA for Common Area of record in Instrument No. 20020807-0095356, Register's Office of said County.

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 3825 Bryce Rd., 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 25th day of July, 2008.

Joshua C. Denny

Carolyn S. Denny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joshua C. Denny and wife, Carolyn S. Denny, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of July, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE

File Number: 280601090

RETURN TO:

11/8/08