File No. 280700178

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 10:28 2 pg
Fees:13.00 Taxes:532.43
20080801-0078974

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Yasmine M Brown
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-7-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yasmine M. Brown	New South Federal Savings Bank	Map 360.00CO Parcel 41.14-OA
(NAME) 1720 Brick Court	(NAME) 213 Overlook Circle	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	
(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,

Steve Hannah and wife, Kathy Hannah

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Yasmine M. Brown and Gerald K. Johnson, both unmarried

hereinafter called the grantee(s), THEIR 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. 36 on the Final Plat of The Fields of Brick Church, of record by Instrument No. 20040604-0065967 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Steve Hannah and Kathy Hannah, married, joint tenants with right of survivorship by Special Warranty Deed dated March 4, 2008 filed of record April 1, 2008, from US Bank, NA as Trustee, of record by Instrument No. 20080401-0032615 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This is not the principal residence of the Grantors.

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 1720 Brick Court, Nashville, TN 37207
(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), THEIR 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), 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 my/our hands this 30th day of July, 2008.

Steve Hannah

Kathy Hannah

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 Steve Hannah and Kathy Hannah the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

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

Commission expires: 11-7-11

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280700178

RETURN TO:
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Goodlettsville, TN 37072