File No. 280700894

WARRANTY DEED

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

James L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: . 12/01/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, P.C
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/18/08 10:24 2 pg
Fees:13.00 Taxes:370.00
20080818-0084477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Brown	SAME AS NEW OWNER	083 15 0 092.00
(NAME)	(NAME)	
237 RIVERSIDE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Mildred Frances Davis, an unmarried woman** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **James L. Brown and wife, Patricia A. Brown**, 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. 33, Section One Addition One, Fortland Park Subdivision, as shown on plat of record in Plat Book 2854, Page 68, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to William Stanley Davis and wife, Mildred Frances Davis by deed from Castleman Construction Company of record in Book 3369, Page 263 on 03/29/1962 and filed for record on 03/30/1962, Register's Office for Davidson County, Tennessee.

The said William Stanley Davis died on October 16, 1990 leaving Mildred Frances Davis as the sole surviving tenants by the entirety .

This conveyance is made subject to the following: all matters as set forth per Plat Book 2854, Page 68; Restrictive Covenants of record in Book 2963, Page 618 (which have expired) , all of the Register's Office of Davidson County, Tennessee.

William Gray Davis executed this instrument on behalf of Mildred Frances Davis pursuant to the General Durable Power of Attorney which is of record by Instrument Number 20080815-0084082 in the Register's Office for Davidson County, Tennessee.

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 241 Riverside Drive, 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.

Witness my/our hands this 15th day of August, 2008.

Mildred Frances Davis By William Gray Davis as attorney in fact

BY William Gray Davis AIF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of August, 2008, before me personally appeared William Gray Davis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ is the attorney-in-fact of Mildred Frances Davis, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf.

Witness my hand at office this 15th day of August, 2008.

Commission expires: 12-1-10

D. Annette Maples

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

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RETURN TO:

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