WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/08 12:01 3 pgs
Fees:18.00 Taxes:373.70
20080820-0085540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Steven R Bowers
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

AUBORN L. HAGER, STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 5, 2011

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
Steven R. Bowers	First Community Mortgage, Inc.	050-14-0-248.00
(NAME)	(NAME)	
3239 Moorewood Dr.	1610 South Church Street, Suite A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37130	
(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, Annie L. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Bowers, 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:

3239 Moorewood Drive, Nashville, TN 37207 Map 050-14-0 Parcel 248.00

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Odell Brown and wife, Annie L. Brown, by Quit Claim Deed from Ronald Odell Brown by and through Victor Hazelwood, Trustee, recorded on July 20, 2006, in Instrument No. 20060720-0087882, Register's Office for Davidson County, Tennessee.

The said Ronald Odell Brown having since died on March 11, 2008, of record in the Office of Vital Records for Nashville & Davidson County, Tennessee, thereby leaving the property to Annie L. Brown in fee simple.

unimproved ☐

This is improved ☒ property, known as 3239 Moorewood Dr., 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 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 hand this 15th day of August, 2008.

Annie L. Brown

Annie L. Brown

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

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2008.

Commission expires:

Notary Public



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
Notary Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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