WARRANTY DEED

FILE BOX 19B
08-11-005

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of November, 2008

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON (NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 11/24/08 11:15 2 pgs
Fees:13.00 Taxes:1036.00
20081124-0114992

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARY R. BRATTON	NEW OWNER	160-4
(NAME)	(NAME)	74.00
5235 STALLWORTH DR.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JASON ENGLISH and CHARLOTTE ENGLISH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY R. BRATTON, UNMARRIED**, hereinafter called the Grantee(s), her 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. 26, on the Plan of Brentview Hills, of record in Plat Book 3300, Page 43, and 44. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the easterly margin of Stallworth Drive at the corner of Lot No.'s 25 and 26; thence with the line between said lots, easterly 117.4 feet to a corner of Lot No. 27; thence with the line between Lot No.'s 26 and 27, northerly 165 feet to the southerly margin of Ritchie Drive; thence with the margin of the same, westerly 105.7 feet to the beginning of a curve; thence around said curve, southwesterly 40.6 feet to the margin of Stallworth Drive; thence with the margin of the same, southerly 150.6 feet to the point of BEGINNING.

BEING the same property conveyed to JASON E. ENGLISH AND CHARLOTTE ENGLISH, HUSBAND AND WIFE, by Deed from CHRISTOPHER A. LADD, MARRIED, of record in Instrument No. 20040830-0104756, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5235 STALLWORTH DR., NASHVILLE, TN, 37220.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 21st day of November, 2008.

JASON ENGLISH

CHARLOTTE ENGLISH

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 **JASON ENGLISH and CHARLOTTE ENGLISH, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of November, 2008.

My Commission Expires: 5-8-2012

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

KRIS MORSS

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kris Morss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-8-2012

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY