PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County
Trans:T20090025971 DEEDWARR
Recvd: 04/20/09 14:47 2 pgs
Fees:13.00 Taxes:1106.30
20090420-0035706



Christy Wilkins Ivey

*Percy Wilkins, Jr. (of Counsel)*


W & I Ref:( DM ) Title No: 49812
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Susanne Powell<br>512 Brookvale Terrace<br>Nashville, Tennessee 37209 | SunTrust Mortgage, Inc.<br>401 Commerce Street<br>Suite 6500<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 10306011800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$299,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Leigh Finch Mileham, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susanne Powell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookside Courts, Addition No. 2 of record in Book 1835, page 47, Register's Office for said county.

Said Lot No. 39 fronts 75 feet on the southeasterly margin of Brookvale Terrace and extends back 199.9 feet on the northeasterly line and 180.2 feet on the southwesterly line to a broken line in the rear, measuring 99.5 feet thereon. Together with and subject to Deed of Easement for Driveway Purposes of record in Book 5185, page 351 and Book 5202, page 997, said Register's Office.

Being the same property conveyed to Kathryn Leigh Finch, unmarried by warranty deed from Graham M. Shafer and wife Gillian Shafer, dated June 3, 2003 and recorded on June 4, 2003 of record in Doc. No. 20030604-0076382, Register's Office for Davidson County, Tennessee. The said Kathryn Leigh Finch is now known as Kathryn Leigh Finch Mileham.

Dunn Mileham, spouse of Kathryn Leigh Finch Mileham joins in this conveyance solely to convey any and all marital interest he may have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brookvale Terrace and a 10 foot easement for public utility purposes along the easterly rear line of said lot, containing electric and telephone lines. And a 10 foot sewer easement with a sewer line lying therein across the middle portion of said lot. Deed of Easement for driveway purposes of re cord in Book 5185, page 351 and Book 5202, page 997, said Register's Office.

**This is improved property, known as: 512 Brookvale Terrace, Nashville, Tennessee 37209**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of April, 2009.

**Kathryn Leigh Finch Mileham** **Dunn Mileham**

**State of** TENNESSEE
**County of** DAVIDSON

On this 17th day of April, 2009 , before me the undersigned authority, personally appeared Kathryn Leigh Finch Mileham and Dunn Mileham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Sworn and subscribed before me this the 17th day of April, 2009

My Commission Expires: My Commission Expires May 2, 2011

Notary Public