03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $17,500.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2009.

Notary Public
My commission expires: 02/11/13

BILL GARRETT, Davidson County
Trans: T20090046249 DEEDWARR
Recvd: 07/09/09 15:18 2 pgs
Fees: 13.00 Taxes: 64.75
20090709-0064273

03-0905-36014

Address of New Owner:	Send Tax Bills to:	Tax Information
Darren L. Robertson 1725 D. B. Todd, Jr. Blvd. Nashville, TN 37208	New Owner	081-11-0 038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly Taylor, Heir at Law of Sidney Brown, deceased, Individually and as Administratrix of the Estate of Sidney A. Brown, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Darren L. Robertson, hereinafter called the Grantees, their successors 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. 279, on the Map of J.M., T.J., and G.W. Harding's Plan of Lots, of record in Book 21, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Flora Caruthers, a widow, by deed from Mary Friel Brown, an unmarried woman, dated January 22, 1955, recorded January 24, 1955, in Book 2340, Page 219, Register's Office for Davidson County, Tennessee. Flora Caruthers having since died, leaving Sidney Brown as her sole surviving heir at law. Affidavit of Heirship dated April 4, 2006, recorded April 5, 2006 in Instrument No. 20060405-0038975. Sydney Brown subsequently died, leaving Kimberly Taylor as his sole surviving heir at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1729 21st Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of July, 2009.

Kimberly Taylor, Sole Heir at Law of
Sydney Brown, deceased , Individually and as Administratrix of the Estate of Sydney A. Brown, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Taylor, Sole Heir at Law of Sidney Brown, deceased,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof. * Individually and as Administratrix of the Estate of Sydney A. Brown, deceased

Witness my hand in Nashville, TN, this 2nd day of July, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13