WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090066732 DEEDWARR
Recvd: 10/01/09 09:29 2 pgs
Fees: 13.00 Taxes: 384.80
20091001-0091034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2009.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Pimpleton	B.A.C.	135-12C-46
(NAME)	(NAME)	
1907 Nashboro Blvd.	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas TX 75266	
(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, Martha Brown f/k/a Martha A. Nergenah and Jason Brown, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey B. Pimpleton, * 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:

* an unmarried man

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of a Horizontal Property Regime Plat, Nashboro Village, Tract 13, of record in Instrument No. 20021230-0161681, said Register's Office to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Martha A. Nergenah, Unmarried by Warranty Deed dated March 27, 2006 from Christopher B. Legnon, Unmarried of record in Instrument no. 20060411-0041728, Register's Office for Davidson County, Tennessee.

Jason Brown, spouse of Martha Brown f/k/a Martha A. Nergenah, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1907 Nashboro Boulevard, Nashville, TN 37215

(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 our hands this 29th day of September, 2009.

Martha Brown f/k/a Martha A Nergenah

Martha Brown f/k/a Martha A. Nergenah

Jason Brown

Jason Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Brown f/k/a Martha A. Nergenah and Jason Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of May, 2009.

Commission expires:

11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public