Prepared By
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0635

RETURN TO:
Smith Pitts, PLC
5210 Maryland Way, St 201
Brentwood, TN 37027

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Michelle L Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

C Waters
Notary Public

Commission Expiration:

2-26-13

ADDRESS OF NEW OWNER:
Vanessa D. Cortner
4844 Indian Summer Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
032-090-06600

WARRANTY DEED

FOR AND IN 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,

Robert J. Brown and wife Michelle L. Brown

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vanessa D. Cortner, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Quail Ridge Section One, of record in Plat Book 6250, Page 396, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Brown and wife Michelle L. Brown from Melvin S. Brown, Jr. and wife Alta D. Brown by deed dated 11/14/2003 filed for record on 11/19/2003 in Instrument Number 20031119-0168886 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4844 Indian Summer Dr. Nashville, TN 37207**

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 .

Robert J. Brown

Michelle L. Brown

BILL GARRETT, Davidson County
Trans: T20090067708 DEEDWARR
Recvd: 10/05/09 11:21 2 pgs
Fees: 13.00 Taxes: 573.50

20091005-0092312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert J. Brown and Michelle L. 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 Goodlettsville, Tennessee this 30 day of September, 2009.

C Waters
Notary Public

Commission Expiration:

2-26-13

CHAD WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY