BILL GARRETT, Davidson County
Trans:T20090079150 DEEDWARR
Recvd: 11/20/09 11:31 3 pgs
Fees:18.00 Taxes:505.05
20091120-0107004

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Naoko Brown
1900 Richard Jones Rd., Unit # W7
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First National Bank of Chester Co. — American Home Mtg Bank
3840 Hemland Rd.
Mountville, PA 17554

MAP	**117-15**
GROUP	**A**
PARCEL	**199.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ciciley H. Lester, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Naoko Brown, a single woman,** hereinafter called the GRANTEE, 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 Unit No. W7 on the Plan of Green Hills Terrace, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ciciley H. Lester, unmarried by deed dated from Kenneth M. Talbott, Trustee of the Kenneth M. Talbott Revocable Living Trust, of Blount County, Tennessee of record in Instrument no. 20061208-0147506, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1900 Richard Jones Rd., Unit # W7, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 18th day of **November, 2009.**

Ciciley H. Lester 11/18/09

Ciciley H. Lester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ciciley H. Lester, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of November, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $136,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of November, 2009.

NOTARY PUBLIC

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

My Commission Expires: