BOX 13
15550

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Gordon Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 11.22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Celestine Cliff	WR Starkey Mortgage, LLP	Parcel ID:
1205 Huntingboro Court	5055 W. Park Blvd.; Ste 300	15008011900
Antioch, TN 37013	Plano, TX 75093	

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

Gordon Brown. a widower

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Celestine Cliff , 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:

BEING Lot No. 463, on the Plan of Section Six, Towne Village of the Country, of record in Plat Book 6900, Page 690 and 691, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gordon Brown and wife, Jane Brown by deed from James H. Ritchie, Jr. and wife, Tracy S. Ritchie, of record in Book 9413, Page 202, dated July 14, 1994, Register's Office for said County. The said Jane Brown is now deceased.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7402, Page 980; Book 7404, Page 295; Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 9072, Page 572; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 656; Book 10404, Page 641; and Instrument 20060405-0039162, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 690 and 691, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1205 Huntingboro Court, Antioch, TN 37013

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 15th day of March, 2010.

Gordon Brown
Gordon Brown

BILL GARRETT, Davidson County
Trans:T20100015597 DEEDWARR
Recvd: 03/17/10 11:40 2 pgs
Fees:13.00 Taxes:518.00

20100317-0020028

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2010.

My Commission Expires 11-22-10 _____
Notary Public

