# WARRANTY DEED

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

Affiant

Subscribed and sworn to before me, this 19th day of March, 2010

M. Catherine Ragsdale
Notary Public

MY COMMISSION EXPIRES: 11-7-12
(AFFIX SEAL)

M. CATHERINE RAGSDALE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100017155 DEEDWARR
Recvd: 03/24/10 10:42 2 pgs
Fees:13.00 Taxes:518.00
20100324-0021967

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Susan E. Borrelli, Trustee of the Susan E. Borrelli Trust, dated March 18, 2010 | New Owner | 104-10 |
| (NAME) | (NAME) | (MAP) |
| 3611 Nebraska Avenue | | 309 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Barbara Bain Brown and Jerry Bain, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Susan E. Borrelli. Trustee of the Susan E. Borrelli Living Trust, dated March 18, 2010, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 194, on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edgar Bain and wife, Audria Lee Bain, by deed from Ernest L. Woodside and wife, Ira Woodside, of record in Book 1553, page 613, and further conveyed to Barbara Bain Brown and Jerry Bain, by Quitclaim Deed from Edgar Bain and wife, Audria Lee Bain, of record in Book 10832, page 254, Register's Office for Davidson County, TN.

Nancy Diane Bain joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Jerry Bain.

Kenneth Brown joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Barbara Bain Brown.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3611 Nebraska Avenue, Nashville, Tennessee 37209

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/our hand(s) this 19th day of March, 2010.

Barbara Bain Brown
Barbara Bain Brown

Jerry W. Bain
Jerry Bain

Kenneth Brown
Kenneth Brown

Nancy Diane Bain
Nancy Diane Bain

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara Bain Brown and Kenneth Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of March, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jerry Bain and Nancy Diane Bain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of March, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY