File No. 210010058

WARRANTY DEED

STATE OF TEXAS
COUNTY OF Bexar

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Connie Priest Executrix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2010.

Patricia Lara
Notary Public

MY COMMISSION EXPIRES: 3-23-2012

(AFFIX SEAL)

PATRICIA LARA
My Commission Expires
March 23, 2012

Davidson County DEEDWARR
Recvd: 04/28/10 14:29 3 pgs
Fees:18.00 Taxes:395.90
20100428-0032380

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Pannell	Carolyn Pannell	
(NAME) 3807 Ezell Road	(NAME) SAME	MAP/PARCEL 14806009200
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **Estate of Billy John Brown**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Carolyn Pannell**, hereinafter called the grantee(s), 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. 78 on the Plan of Murray Heights, as of record in Plat Book 2663, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Billy J. Brown by deed from Louise M. Hargrove, unmarried of record in Book 9999, Page 987 on 03/29/1996 and filed for record on 04/02/1996, Register's Office for Davidson County, Tennessee. The said Billy J. Brown died March 11, 2009, leaving Connie Priest-Executrix, as evidenced by certificate of death and petition of probate No. 209P-134 files April 20, 2009.

Restrictions of record in Book 2706, Page 329, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3807 Ezell Road, Nashville, TN 37211
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of April, 2010.

Estate of Billy John Brown

By: Connie Priest Executrix
Connie Priest, Executrix

STATE OF TEXAS

COUNTY OF Bexar

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Connie Priest with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of Estate of Billy John Brown the within named bargainer, a corporation, and that, Connie Priest, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 16th day of April, 2010.

Commission expires:

Patricia Lara
Notary Public

PATRICIA LARA
My Commission Expires
March 23, 2012

File Number: 210010058

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission Expires: September 2, 2013

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