WARRANTY DEED

BOX 30-S

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-23-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene J. Lane	Bank of America, N.A.	
(NAME)	(NAME)	
307 Bramblewood Drive	P.O. Box 650070	146-8-158
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VERA ELLEN AUSTIN PHELAN, EXECUTOR OF THE ESTATE OF SARABETH J. AUSTIN, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARLENE J. LANE AND JENNIFER D. LANE,** 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. 434 on the Plan of Creive Hall Estates, Section 6, of record in Book 2331, page 1, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles W. Austin and wife, Sarabeth J. Austin by deed from Stephen P. Cope and wife, Melissa L. Cope, dated July 19, 1991, of record in Book 8402, page 313, Register's Office for Davidson County, Tennessee. The said Charles W. Austin having since died on September 12, 1997. The said Sarabeth J. Austin having since died on February 9, 2010 and by her Will of record in Docket No. 10P-283, Probate Court Clerk's Office for Davidson County, Tennessee, Vera Ellen Austin Phelan, Executor, has the power to sell the subject property without the joinder of any beneficiary.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 2331, page 1, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 307 Bramblewood Drive, 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 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.

BILL GARRETT, Davidson County
Trans: T20100045505 DEEDWARR
Recvd: 07/26/10 11:29 2 pgs
Fees: 13.00 Taxes: 731.86

20100726-0058334

Witness my hand this 22nd day of July, 2010.

The Estate of Sarabeth J. Austin

By: Vera Ellen Austin Phelan, Executor
Vera Ellen Austin Phelan, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vera Ellen Austin Phelan**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Executor** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2010.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013