WARRANTY DEED

B-NS-10-1908

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/1/2014

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. POGUE	SUNTRUST MORTGAGE, INC.	
1908 18TH AVE. SOUTH	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS) NASHVILLE, TN 37219	10412024200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN S. BROWN AND NATALIE A. SANDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES H. POGUE & WIFE, RACHEL KIMBLE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 81 ON THE PLAN OF BELMONT PARK CO.'S ADDITION, AS OF RECORD IN PLAT BOOK 57, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN S. BROWN AND NATALIE A. SANDERS, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY DEED FROM RANDAL W. WILCHER OF RECORD IN INSTRUMENT 200311210169934 ON 11/19/2003 AND FILED FOR RECORD ON 11/21/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 156; RESTRICTIVE COVENANT FOR MOTHER-IN-LAW APARTMENT AS SET FORTH IN INSTRUMENT 200407300091508, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1908 18TH AVE. SOUTH, NASHVILLE, Tennessee 37212
(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), their 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), 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:T20100048189 DEEDWARR
Recvd: 08/05/10 08:18 2 pgs
Fees:13.00 Taxes:3329.63
20100805-0061556

Witness my/our hand(s) this 28th day of July, 2010.

BRIAN S. BROWN

NATALIE A. SANDERS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN S. BROWN and NATALIE A. SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903