WARRANTY DEED

File Number: 70808

Davidson County DEEDWARR
Recvd: 11/08/10 14:13 3 pgs
Fees:18.00 Taxes:111.00
20101108-0089499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL L. GEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUNAGO BUILDERS INC.	SUNAGO BUILDERS INC.	092-06-0-606.00
(NAME) 1819 Charlotte Ave., Suite 6	(NAME) 2512 Clifton Ave.	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, TN 37209	
(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, A.A.M.L. BROWN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUNAGO BUILDERS INC., 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:

2512 Clifton Ave., Nashville, TN 37209 **Map/Parcel 092-06-0-606.0**

BEING Lot No. 3 on the map of Buchi subdivision of Lot No. 20 in Boyd McNairey's subdivision, the plan of which is of record in Book 421, Page 66, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 54 feet on the north side of Clifton Pike and extends back in a northwardly direction and between lines 150 feet, more or less, on its eastern margin to an alley, and 150 feet, more or less, on its western margin and along the eastern margin of Buchi Avenue to an alley, showing 90 feet on said alley.

BEING the same property conveyed to S.J. Gilbert and wife, Ethel Gilbert from Bransford Realty Company, of Davidson County, Tennessee, dated April 17, 1917, of record in Book 499, page 16, Register's of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Ethel E. Gilberrt and daughter, Beatrice Gilbert, by deed from Harold E. Collins, Trustee, dated November 6, 1968, of record in Book 4285, Page 568, Register's of Deeds Office for Davidson County, Tennessee, after the death of S.J. Gilbert.

BEING the same property conveyed to Princess G. Crawford, Juanita G. Hines, Jewel G. Montalvo, and Lillian G. Wade, each an undivided ¼ interest, from Beatrice L. Gilbert , deceased, and Ethel E. Gilbert, deceased, by Affidavit of Heirship, dated May 18, 1989, of record in Book 8121, Page 368, Register's of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to A.A.L.M. Brown, from Princess G. Crawford Et Al, by Final Decree Confirming Sale, Chancery Court, The Metropolitan Government of Nashville v. Princess G. Crawford Et Al, Docket No. 07-539-IV, dated June 18, 2008, of record 20101101-0087433, Register's of Deeds Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as 2512 Clifton Ave., Nashville, TN 37209

(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.

Witness my hand this 16th day of July, 2010.

A.A.M.L. BROWN

Owner
A.A.M.L

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 **James Brown owner of A.A.M.L. BROWN** , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **James Brown owner of A.A.M.L. BROWN** executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2010.

Notary Public

My Commission Expires:

My Commission Expires:
May 6, 2013

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 / (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, 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.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany R. Addison, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013