BILL GARRETT, Davidson County
Trans:T20100074333 DEEDWARR
Recvd: 11/23/10 13:49 2 pgs
Fees:13.00 Taxes:825.97
20101123-0093879

10-1-491

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of November, 2010 by and between **Martha B. Brown**, hereinafter referred to as GRANTOR, and **Rigid Development, Inc.**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 152 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County.

Said part of Lot No. 152 fronts 50 feet on the southerly margin of Montrose Avenue and extends back 110.5 feet on the easterly line and 118.2 feet on the westerly line to an alley line in the rear, measuring 50.6 feet thereon.

This conveyance is subject to the following:

All matters appearing on the plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Being the same property conveyed to Martha B. Brown by Warranty Deed from James B. Frisina and spouse Suzanne Frisina and Thomas Edward Caruthers, unmarried, dated March 28, 1991, recorded March 29, 1991, of record in Book 8319, page 522, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 905 Montrose Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Martha B. Brown
Martha B. Brown

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Martha B. Brown, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of November, 2010.

Notary Public

My Commission Expires:_____



Name and Address of Property Owner:
Rigid Development, Inc.
905 Montrose Avenue
Nashville, TN 37204

Send Tax Statements to:

9005 Overlook Blvd.
Brentwood TN 37027

Map & Parcel 118-01-321

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $223,234.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of November, 2010.

Notary Public

My Commission Expires: _____



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

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