File No. 110144

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/11 14:22 3 pgs
Fees:18.00 Taxes:617.90
20110317-0021123

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Collier

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Salina Rushing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2011.

Valerie McQuade
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE MCQUADE
Notary Public - State of Florida
My Comm. Expires Apr 13, 2014
Commission # DD 981808
Bonded Through National Notary Assn.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Brown	Myers Park Mortgage	083 02 0 173.00
(NAME)	(NAME)	
1541 Douglas Avenue	141 Providence Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC 28207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Salina A. Charehjoo Rushing, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Brown, an unmarried man, 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. 56, on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 in the Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Salina A. Charehjoo, a single woman, by deed from Clara Jacqueline M. Peters, Trustee of the Clara Jacqueline M. Peters Living Trust a/k/a Jacqueline M. Peters Living Trust, dated January 6, 2010 and recorded on February 8, 2010 in Instrument No. 20100208-0010098, Register's Office, Davidson County, Tennessee.

Salina A. Charehjoo is now known as Salina A. Charehjoo Rushing.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1541 Douglas Avenue, Nashville, TN 37206
(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.

File No. 110144
Witness my hand this 16th day of March, 2011.

Salina A. Charehjoo Rushing

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~SUMNER~~ Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Salina A. Charehjoo Rushing, the bargainor(s), 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 16th day of March, 2011.

Commission expires:

Notary Public

VALERIE MCQUADE
Notary Public - State of Florida
My Comm. Expires Apr 13, 2014
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I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

