WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017330 DEEDWARR
Recvd: 03/24/11 13:18 2 pgs
Fees:13.00 Taxes:240.50
20110324-0022870

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Rhonda J. Brownlee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHONDA JEAN BROWNLEE	Paul A. ~~SAME~~ Cox	MAP 119-10 PAR 5
(NAME) 2805 ST. EDWARDS DRIVE	(NAME) 20320 Frog Level Rd.	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) Ruther Glen, VA	22546-4309
(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, I, **RUTH HARBISON, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHONDA JEAN BROWNLEE, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER 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. 16 on the map of Nolensville Heights, as of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southwesterly margin of St. Edwards Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots southwestwardly 195.8 feet; thence South 84 deg. 17' East 50 feet; thence South 4 deg. 25' West 45 feet to the line between Lots Nos. 16 and 17; thence with the line between said two lots northeastwardly 191.8 feet to the southwesterly margin of St. Edwards Drive; thence with said Drive northwestwardly 93.4 feet to the beginning.

Being the same property conveyed to Ruth Harbison by deed of record in Book 3505, page 447, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE INSURANCE.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2805 ST. EDWARDS 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.

Witness my hand this 22nd day of March, 2011.

Ruth Harbison
RUTH HARBISON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RUTH HARBISON, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2011

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.