Return TO: Clarity Title, LLC
815 Loreta Drive
Goodlettsville, TN 37072
615-448-6494
11-0109T

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 6th day of June, 2011.

Notary Public
My commission expires: 9-17-201

05-1104-65226

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jennifer Brinkman | Owner | 82-08-0-319 |
| 941 W. Eastland Avenue | 1307 Woodland St. | |
| Nashville TN 37206 | Nashville, TN 37206 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynette Wilson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer Brinkman and husband, Cees Brinkman, hereinafter called the Grantees, their successors 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. 14, Block D, on the Plan of Eastwood Addition, of record in Plat Book 332, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Hall and wife, Jessie L. Hall by deed from Joyce Gail Vance Salmon and husband Jackie V. Salmon, dated May 15, 1969, recorded May 28, 1969 in Book 4336, Page 924, Register's Office for Davidson County, Tennessee. Jessie L. Hall having since died. Richard Hall subsequently died intestate leaving Beverly Baugh, Catherine Alford, Ronald Pickett and Donald Pickett as his heirs at law.

Further being the same property conveyed to Lynette Wilson by Quitclaim Deed from Beverly Baugh, Catherine Alford, Ronald Pickett and Donald Pickett, dated January 17, 1992, recorded January 28, 1992 in Book 8536, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 941 W. Eastland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110035985 DEEDWARR
Recvd: 06/16/11 09:41 2 pgs
Fees:13.00 Taxes:333.00
20110616-0046075

WITNESS my hand this 6th day of June, 2011.

Lynette Wilson

Lynette Wilson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynette Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 6th day of June, 2011.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014