BILL GARRETT, Davidson County
Trans:T20110040771 DEEDWARR
Recvd: 07/07/11 13:10 2 pgs
Fees:13.00 Taxes:610.50

20110707-0052061

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

R-MFR-11-4306

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Brown	Charles W. Brown	
4306 Delaware Ave. & 4303 Georgia Ave.	(NAME) 4306 Delaware Ave. & 4303 Georgia Ave.	091-12-106.00(TRACT 1) &
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	091-12-150.00(TRACT 2)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOWELL WAYNE GARRETT AND JERALD VAUGHN GARRETT AND MARILYN O'NEAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES W. BROWN, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

TRACT 1 (MAP AND PARCEL 091-12-106.00):
BEING LOT NOS. 206 AND 208 OF BLOCK 28, PLAN NO. 1 OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO HASKEL GARRETT AND WIFE, MARY G. GARRETT BY DEED FROM A. E. DOTSON AND WIFE, FRANCES DOTSON, DATED 03/20/1948 AND FILED FOR RECORD ON 03/22/1948 IN BOOK 1577, PAGE 407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2 (MAP AND PARCEL 091-12-150.00):
BEING LOT NOS. 207 AND 209 OF BLOCK 26, PLAN NO. 1 OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO HASKIL C. GARRETT AND WIFE, MARY A. GARRETT BY DEED FROM EVERARD L. MCEWEN AND WIFE, DOROTHY BARNES MCEWEN, DATED 05/31/1960 AND FILED FOR RECORD ON 05/31/1960 IN BOOK 3073, PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HASKEL GARRETT AND HASKIL C. GARRETT ARE ONE IN THE SAME PERSON. MARY G. GARRETT AND MARY A. GARRETT ARE ONE IN THE SAME PERSON. SAID HASKEL GARRETT, HAVING SINCE DIED WAS PREDECEASED BY HIS WIFE, MARY G. GARRETT. SAID PROPERTY IS NOW VESTED IN LOWELL WAYNE GARRETT AND JERALD VAUGHN GARRETT AND MARILYN GARRETT MCGILL, SURVIVING HEIRS OF HASKEL GARRETT, DOCKET NO. P-1755-08, IN THE PROBATE COURT OF HUMPHREY'S COUNTY, TENNESSEE. MARILYN GARRETT MCGILL IS NOW KNOWN AS MARILYN O'NEAL.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTORS.

unimproved (X)

This is improved ( ) property, known as 4306 Delaware Ave & 4303 Georgia Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of July, 2011.

Lowell Wayne Garrett

Jerald Vaughn Garrett

Marilyn O'Neal by
Lowell Wayne Garrett, Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lowell Wayne Garrett and Jerald Vaughn Garrett, the within named bargainor, 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 the 1st day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of July, 2011, before me personally appeared Lowell Wayne Garrett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilyn O'Neal and who acknowledged he/she/they executed the same as the free act and deed of the said Marilyn O'Neal.

Witness my hand and official seal, this the 1st day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903