BILL GARRETT, Davidson County
Trans:T20110043456 DEEDWARR
Recvd: 07/19/11 11:15 2 pgs
Fees:13.00 Taxes:296.00
20110719-0055130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-14

(AFFIX SEAL)

MARY B. WRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kingsbury, an unmarried man	SAME	034030B40600CO
	(NAME)	
406 Churchill Crossing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth Elridge Brown, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Kingsbury, an unmarried man, hereinafter called the Grantees, 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 UNIT NO. 406, PHASE 4, BUILDING 4, CHURCHILL CROSSING CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASTER DEED IN BOOK 7792, PAGE 915 AND AMENDED IN BOOK 7804, PAGE 616, BOOK 7845, PAGE 540, BOOK 10635, PAGE 110 AND BOOK 10996, PAGE 199 AND INSTRUMENT NO. 20050829-0103075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH A. BOLDEN, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM WILLIAM D. CASTLEMAN, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE NECESSITY OF THE JOINDER OF ANY BENEFICIARIES, OF RECORD BY INSTRUMENT NO. 20070413-0044615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ELIZABETH A. BOLDEN HAVING SINCE DIED TESTATE MARCH 26TH, 2009. PURSUANT TO THE LAST WILL AND TESTAMENT OF ELIZABETH A. BOLDEN NUMBER 09P653 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, HER ONLY HEIR-AT-LAW BEING RUTH ELRIDGE BROWN.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 406 Churchill Crossing, Madison, TN 37115
(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/our hand(s) this 18th day of July, 2011.

WARRANTY DEED
(Continued)

Ruth Elridge Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Elridge Brown, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me 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 the 18th day of July, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072