WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050395 DEEDWARR
Recvd: 08/17/11 08:32 2 pgs
Fees:13.00 Taxes:505.05
20110817-0063285

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Consuelo Mathews	new owner	07312007500
(NAME)	(NAME)	
2438 Vale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alana C. Kirkpatrick and husband, Harold Ray Brown, Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Consuelo Mathews, a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 142 on the Revision of Section One, Sunset View, of record in Plat Book 2663, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alana C. Kirkpatrick by Deed from John J. Granstaff, unmarried, dated 07/15/2003 and filed for record on 07/21/2003 in Instrument 200307210101700, Register's Office for Davidson County, Tennessee. Alana C. Kirkpatrick is now known as Alana C. Kirkpatrick Brown.
Harold Ray Brown, Jr. joins in this conveyance to convey any and all rights he may have in this property.

All matters as set forth per Plat Book 2663, Page 27, Plat Book 2663, Page 28, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2438 Vale Lane, Nashville, TN 37214
(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/or 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/or 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 29th day of July, 2011.

Alana C Kirkpatrick Brown
Alana C. Kirkpatrick Brown

Harold Ray Brown, Jr. by Alana C Kirkpatrick Brown attorney in fact
Harold Ray Brown, Jr. by Alana C. Kirkpatrick Brown, Attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alana C Kirkpatrick Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2011.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 29th day of July, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Alana C. Kirkpatrick Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Harold Ray Brown Jr., and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110817-0063284, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th Day of July, 2011.

My Commission Expires: 9. 2.2013

Tracey Trumphour
Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON