WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050500 DEEDWARR
Recvd: 08/17/11 10:12 2 pgs
Fees:13.00 Taxes:1517.00
20110817-0063420

PAUL F. SOPER
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 05/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew T. Brown	Same as new owner	118-01-0-338
(NAME)	(NAME)	
925 Halcyon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	,	
(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, Constance A. Sinclair, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew T. Brown and Amanda N. Brown, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 50 feet of Lot No. 27 on the Plan of Noel's Idlewild of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Halcyon Avenue and runs back 150 feet, more or less, on the easterly line and 151 feet on the westerly line, with the easterly margin of 10th Avenue South, to an alley, measuring 50 feet thereon.

Being the same property conveyed to CONSTANCE A. SINCLAIR, UNMARRIED, by deed from KEITH D. HODGES AND WIFE, BETH DONAGHEY, of record as Instrument No. 20061103-0136660, dated October 31, 2006, said Register's Office.

This conveyance is subject to: 2011 property taxes which are due and payable, but not yet delinquent; all matters appearing on the Plan of Noel's Idlewind of record in Plat Book 161, page 120, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 925 Halcyon Avenue, Nashville, TN 37204

(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 our hands this 15th day of August, 2011.

Constance A. Sinclair

Constance A. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance A. Sinclair, the within named bargainor, 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 at office, this 15th day of August.

April Conner
Notary Public

APRIL CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires:
May 5, 2015