BILL GARRETT, Davidson County
Trans:T20110066816 DEEDWARR
Recvd: 10/25/11 15:03 2 pgs
Fees:13.00 Taxes:873.20
20111025-0083054

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00. Cari Tidd AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF OCTOBER, 2011. Dana Delworth NOTARY PUBLIC MY COMMISSION EXPIRES: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Jessica W. Rabb 4910 Idaho Avenue Nashville, TN 37205	Send Tax Bills To: Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 10303013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM THOMAS BROWN AND WIFE, SEANEEN M. BROWN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JESSICA W. RABB**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 811 of Block 37, on the Map of Charlotte Park Company's First Subdivision, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 811 fronts 60 feet on the north side of Idaho Avenue and runs back between parallel lines, along the easterly margin of 50th Avenue North, 160 feet to an alley.

Being the same property conveyed to William Thomas Brown, unmarried and Seaneen Lucretia Murphy, unmarried as joint tenants with right of survivorship by Warranty Deed from Robert E. Robeson, Executor of the Estate of Mildred F. Robeson, deceased of record in Instrument No. 20070427-0050431, Register's

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4910 Idaho Avenue Nashville, TN 37205.**

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of October, 2011.

William Thomas Brown

William Thomas Brown

Seaneen M. Brown

Seaneen M. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM THOMAS BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SEANEEN M. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015