BILL GARRETT, Davidson County
Trans:T20120014388 DEEDWARR
Recvd: 02/28/12 11:02 2 pgs
Fees:13.00 Taxes:682.65
20120228-0017113

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

R-VRES-12-2433

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsbeth L. Brown	Regions Bank	
2433 Eastland Avenue	2050 Parkway Office Circle	
Nashville, TN 37206	Birmingham, AL 35244	83-12-111.00
(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, I/we SARA L. RAY, FKA SARA L. DICKERSON, AND HUSBAND, JAMES RAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELSBETH L. BROWN, AN UNMARRIED PERSON, 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 LOT NO. 204, ON THE PLAT OF SECTION FOUR, EASTLAND ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 94, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO. 204 FRONTS 127.4 FEET ON THE WESTERLY SIDE OF EASTLAND AVENUE AND EXTENDS BACK 236.5 FEET ON THE NORTHERLY LINE AND 206.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 176 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SARA L. DICKERSON AND HUSBAND, JAMES RAY BY DEED FROM SARA L. DICKERSON OF RECORD AT INSTRUMENT NO. 20061004-0123411 AND RE-RECORDED IN INSTRUMENT NUMBER 20061026-0132635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2006. THE SAID SARA L. DICKERSON IS ONE AND THE SAME AS SARA L. RAY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2331, PAGE 94; BOOK 2490, PAGE 90; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2433 Eastland Avenue, Nashville, Tennessee 37206
(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 24th day of February, 2012.

Sara L. Ray

James Ray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara L. Ray and James Ray, 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 24th day of February, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)883-2008

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 106
Franklin, TN 37067