BILL GARRETT, Davidson County
Trans:T20120017147 DEEDWARR
Recvd: 03/08/12 11:03 2 pgs
Fees:13.00 Taxes:303.40
20120308-0020324

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300117

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$82,000.00 Lynn Brown by Eric LeFever, Attorney in Fact
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
7th day of MARCH, 2012.
Notary Public
MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:	MY COMMISSION EXPIRES:
BETTY M. BROWN P.O. BOX 150945 NASHVILLE, TN 37215	SAME	117-03-OB-113CO	September 9, 2014

FOR AND IN 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, WE,

ERIC E. TRENKMANN AND WIFE, MARY TRENKMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTY M. BROWN AND NANCY B. SPARROW, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 Unit No. A-13 on the Plan of The Villager Condominium Apartments Revised, as of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Eric E. Trenkmann and wife, Mary Trenkmann, by Warranty Deed from Jeffrey C. Rencher, unmarried, dated 8/30/05 and recorded 9/6/05 in Instrument Number 20050906-0106554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2601 HILLSBORO PIKE, A-13, NASHVILLE, TN 37212**
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 5 day of MARCH, 2012.

Eric E. Trenkmann
ERIC E. TRENKMANN

Mary Trenk
MARY TRENKMANN

STATE OF NEW YORK
COUNTY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC E. TRENKMANN AND WIFE MARY TRENKMANN the bargainor(s) 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 at Staten Island, New York, this 5 day of MARCH, 2012.

Commission Expires:_____

Notary Public

MARIA ROSE FORMICA
Notary Public, State of New York
No. 43-4600226
Qualified in Richmond County
Commission Expires December 31, 2014

