BILL GARRETT, Davidson County
Trans:T20120020923 DEEDWARR
Recvd: 03/22/12 14:48 3 pgs
Fees:18.00 Taxes:384.80
20120322-0024538

Return to:
This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
_____
_____
_____

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
John M. Hines	New Owner	
4213 Drakes Court		
Nashville, TN 37218		58-14-106.00

For good and valuable consideration received, **Judy E. Brown, Heir-at-Law of Janice Mai Brown, and Dr. James T. Brown, Heir-at-Law and Administrator of the Estate of Janice Mai Brown** by these presents does transfer and convey by Oder of record in the Probate Court of **Davidson** County, Tennessee, being **Case No. 11P551,** unto the Grantee, **John M. Hines, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Janice Mai Brown,** described as follows:

Land in Davidson County, Tennessee, being Lot 28, GOLD KEY ADDITION, SECTION ONE, as shown on plat of record in Plat Book 4675, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Cumberland Builders, Inc., a Tennessee corporation to Leonard James Brown and wife, Janice Mai Brown as recorded on the 11th day of October, 1974 in Deed Book 4859, Page 534, Register's Office of Davidson County, Tennessee. The said Leonard James Brown having died on October 10, 2001. The said Janice Mai Brown having since died on February 23, 2011 as referenced by Probate recorded on the 7th day of April, 2011 in Case No. 11P551, Register's Office of Davidson County, Tennessee. Said Dr. James T. Brown as Administrator of The Estate of Janice Mai Brown has the full power to sell and convey subject property without joinder of any beneficiary as set out in Order of record in Case No. 11P551, Probate Court, Davidson County, Tennessee.

This is improved property known as **4140 Home Haven Drive, Nashville, TN 37218.**

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 4675, Page 14, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as Administrator and Heirs-at-Law of the **Estate of Janice Mai Brown** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 21 day of March 2012

Dr. James T. Brown, Administrator

Dr. James T. Brown, Heir-at-Law

Judy E. Brown, Heir-at-Law

STATE OF Tennessee
COUNTY OF Davidson

On this the 21 day of March, 2012, before me personally appeared Dr. James T. Brown, Administrator of the Estate of Janice Mai Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21 day of March, 2012.

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-2014

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of March, 2012, before me personally appeared Dr. James T. Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of March, 2012.

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-2014

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of March, 2012, before me personally appeared Judy E. Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of March, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Subscribed and sworn to before me this 21 day of March, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.