This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $122,800.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2012.

Notary Public
My commission expires: 7-23-2012

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elba Mendoza	SWBC Mortgage Corporation	34-13-279.00
600 Rothwood Ave. H-4	213 Overlook Circle Suite A-4	
Madison, TN 37115	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID L. BROWN, UNMARRIED AND WALTON L. BROWN AND WIFE, PAULA M. BROWN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELBA MENDOZA, AN UNMARRIED WOMAN AND GLORIA M. MENDOZA, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 199, on the Plan of Phase Two-B, First Revision, Cedar Bluff, of record in Plat Book 9700, Page 66, amending Plat Book 9700, Page 509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David L. Brown, unmarried and Walton L. Brown and wife, Paula M. Brown, joint tenants with right of survivorship, by Warranty Deed from Larry Powell Builders, Inc., of record in Book 11451, Page 939, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 609 Monticello Ct., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of April, 2012.

David L. Brown

Paula M. Brown

Walton L. Brown

Paula M. Brown

BILL GARRETT, Davidson County
Trans:T20120031130 DEEDWARR
Recvd: 04/30/12 09:42 2 pgs
Fees:13.00 Taxes:454.36
20120430-0036456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Brown, and Walton L. Brown and Paula M. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2012.

My commission expires: 7.25.2012

Notary Public

