BILL GARRETT, Davidson County
Trans:T20120037008 DEEDWARRSP
Recvd: 05/21/12 09:45 2 pgs
Fees:13.00 Taxes:157.25
20120521-0043607

THIS INSTRUMENT PREPARED BY: SULLIVAN F. MARSDEN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF MAY, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Torrey D. Demonbreun and Candace Demonbreun 2119 Courtney Avenue Nashville, TN 37218	Send Tax Bills To: Same	Map-Parcel Number: 06912004100

SPECIAL 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, **LARRY C. DEMONBREUN, EXECUTOR OF THE ESTATE OF REGINALD BOYA DEMONBREUN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TORREY D. DEMONBREUN AND WIFE, CANDACE DEMONBREUN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being the southeasterly half of Lot No. 19 on the unrecorded Plan of Brattonview Subdivision of Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, and described as follows:

Beginning on the southwesterly margin of Bellefield Avenue, at the intersection with northwesterly margin of Courtney Avenue, southwesterly 100 feet to a corner of Lots No. 18 and 19; thence with the line between said lots, northwesterly 150 feet; thence

northeasterly and parallel with northwesterly margin of Courtney Avenue, 100 feet to the southwesterly margin of Bellefield Avenue; thence with the margin of the same, southeasterly 150 feet to the point of beginning.

Being the same property conveyed to Reginald Demumbreun and Claude Peters, as joint tenants with rights of survivorship, by deed from Harris Bennett, Tucker, single, recorded on April 8, 2002, as Instrument No. 20020408-0042539, Register's Office for Davidson County, Tennessee. The said Claude Peters having quitclaimed his interest in subject property to Reginald Demumbreun, his hers and assigns, by Quitclaim Deed recorded on September 3, 2009, of record as Instrument No. 20090903-0083093, in said Register's Office. The said Reginald Demumbreun also known as Reginald Boya Demonbreun having died intestate on September 26, 2009. Pursuant to Order Approving Sale of Real Estate filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1695 and recorded as Instrument No. 20120508 00 43606, sale of the subject property was awarded to be made by Larry C. Demonbreun, Administrator, with proceeds to be distributed to pay expenses of the estate.

Reginald Demumbreun and Reginald Boya Demonbreun being one and the same person.

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. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: **2119 Courtney Avenue, Nashville, TN 37218.**

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 I covenant with the said Grantees and bind myself, my heirs and assigns, 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 person whomsoever, arising by, through or under the Grantor, but not otherwise.

WITNESS my hand this 18th day of May, 2012.

Estate of Reginald Boya Demonbreun

By: Larry C Demonbreun Executor
Larry C. Demonbreun, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY C. DEMONBREUN, EXECUTOR** 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 May, 2012

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 3-9-13

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