03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039778 DEEDWARR
Recvd: 05/31/12 09:26 2 pgs
Fees:13.00 Taxes:860.25
20120531-0047024

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$~~295,000.00~~ $232,500.00 LO

Affiant

Subscribed and sworn to before me this 29th day of May, 2012.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott D. Brown	SunTrust Mortgage, Inc.	103-03-0-112.00
5003 Idaho Ave	1001 Semmes Ave. RVW-5093	
Nashville, TN 37209	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shelbie Yvonne Freeman**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott D. Brown and DeAnna B. Brown, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block 25, on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Idaho Avenue at a point 60 feet west of the southwest corner of said Avenue and 50th Avenue North, formerly 9th Street; thence with the southerly margin of said Avenue westerly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence at right angles northerly 150 feet to the beginning.

Being the same property conveyed to Nollie Peeler and Shelbie Y. Freeman, by deed from Renee Lewis, unmarried, on October 7, 2004, of record in Instrument Number 20041021-0126996, Register's Office for Davidson County, Tennessee. And further conveyed to Shelbie Freeman Bateman and husband, Lee Bateman by Quitclaim Deed from Nollie Peeler and Shelbie Y. Freeman n/k/a Shelbie Y. Freeman Bateman, on August 28, 2007 of record in Instrument Number 20070904-0106099, said Register's Office. And further conveyed to Shelbie Yvonne Freeman (formerly Bateman) by Quitclaim Deed from Lee Melvin Freeman on April 16, 2010 of record in Instrument Number 20100422-0030467, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **5003 Idaho Ave, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 29, 2012.

Shelbie Yvonne Freeman

Shelbie Yvonne Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shelbie Yvonne Freeman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 29, 2012

My commission expires 7/6/15

Notary Public

