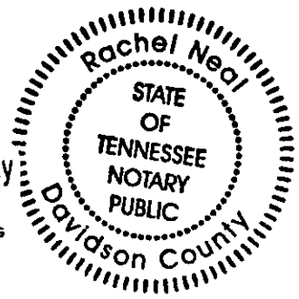
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120052382 DEEDWARR
Recvd: 07/17/12 08:29 2 pgs
Fees:13.00 Taxes:4588.00



20120717-0062614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,240.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Brown	New owner	130-10-116
(NAME)	(NAME)	
4401 Georgian Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PATRICIA ANN HORNE STANLEY AND M. BRYAN STANLEY SR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD BROWN AND VIVIAN BROWN, HUSBAND AND WIFE,** 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 Lot No. 11 of Block 3, Section 10, on the Plan of Belle Meade Subdivision of part of Block D, Belle Meade Subdivision, No. 2 as of record in Book 3300, Pages 41 and 42, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Georgian Place at the corner of Lot No. 11 and a tract marked "Reserved"; thence with the line between said two lots, Southerly 388.7 feet to the Northerly margin of Herbert Place; thence with the same Easterly 144.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 39.3 feet to the Westerly margin of Georgian Place, thence with the same Northerly 155 feet to the beginning of a curve; thence around said curve having a radius of 206.1 feet, Northwesterly 395.7 feet to the beginning.

Being the same property conveyed to Patricia Ann Horne Stanley, individually by Warranty Deed from Mary Davenport Taylor Thym, recorded on the 3rd day of November, 1986 in Deed Book 7028, Page 642, in the Register's Office of Davidson County, Tennessee. M. Bryan Stanley, husband of Patricia Ann Horne Stanley, joins in the execution of this instrument for the purpose of relinquishing all of this rights title and interest, marital or otherwise, in and to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4401 Georgian Place, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of July, 2012.

Patricia Ann Horne Stanley

Patricia Ann Horne Stanley

M. Bryan Stanley Sr.

M. Bryan Stanley Sr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Horne Stanley and M. Bryan Stanley Sr. , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public