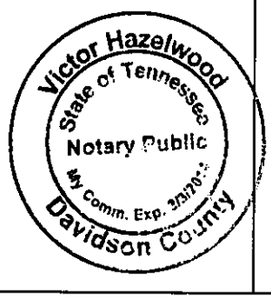
#6748

# WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ineili W. Charles | Pinnacle Bank | 09412002800 |
| (NAME) | (NAME) | |
| 1712 Lawncrest Drive | 150 third Ave S | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37210 | Nashville, TN 37201 | |
| (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, Estate of Agnes Lorine Brown by Jerry A. Choat and Edna C. Brown , Co-Executors, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ineili W. Charles unmarried, 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. 37 on the Map of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Lawncrest Drive, common corner of Lots Nos. 36 ad 37; thence with the line between said two lots southwesterly 278.8 feet to a common corner of Lots Nos. 36, 37 and 38; thence with the line between said Lots Nos. 37 and 38, northerly 311.5 feet to a point in the southerly margin of Tulip Hill Drive; thence with said margin easterly 125.25 feet; thence around a curve southeasterly to a point in the westerly margin of Lawncrest Drive, thence with said margin southerly 136.0 feet to the point of beginning.

Being the same property conveyed to Agnes L. Brown a/k/a Agnes Lorine Brown by deed from Thomas D. Steele, Trustee of record in Book 5789, Page 181, Register's Office for Davidson County, Tennessee. Agnes Lorine Brown having died testate appointing the co-executors the right to sell this property by court order as evidence by Last Will and Testament under file 13P104 Probate Clerk's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1712 Lawncrest Drive, Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20130044561 DEEDWARR
Recvd: 05/29/13 10:52 2 pgs
Fees:13.00 Taxes:414.40
20130529-0053904

Witness my hand this 24th day of May, 2013.

Estate of Agnes Lorine Brown

By: Jerry Choat, co-executor

Jerry A. Choat, Co-Executor

By: Edna C Brown, co-executor

Edna C. Brown , Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of May, 2013, before me, personally appeared Jerry A. Choat and Edna C. Brown as Co-Executors of the Estate of Agnes Lorine Brown, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 24th day of May, 2013.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County