BILL GARRETT, Davidson County
Trans: T20130085016 DEEDWARR
Recvd: 10/02/13 09:59 2 pgs
Fees: 13.00 Taxes: 1185.85
20131002-0103278

This instrument prepared by and **Record and Return** to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1206**

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/19/2013, by and between **H Carey Brown, Trustee under the Will of Joan D Brown for the Joan D Brown Residuary QTIP Truste U/A.D dated January 5, 2002, as trustee,** parties of the first part, and **Malcolm Reddoch and Sydney Reddoch, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being the Southerly 30 feet of Lot No. 8 and the Northerly 27 ½ feet of Lot No. 9, on the Map of Belair, of record in Book 332, page 6, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. **see below for continuation of legal

H. Carey Brown established a Horizontal Regime called 27th Avenue Townhomes on said property by Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20070618-0072617, said Register's Office. Said Horizontal Regime was terminated by Deed waiving said Horizontal Regime of record in Instrument No. 20081022-0105883, said Register's Office restoring the legal description to that described above.

Being the same property conveyed to H. Carey Brown, Trustee under the will of Joan D. Brown for the Joan D. Brown Residuary QTIP Trust U/A/D, dated January 5, 2002 by Quitclaim Deed from H. Carey Brown, dated 06/29/2009, of record in Instrument Number 20090630-0060779, Register's Office for Davidson County. Further being the same property conveyed to H. Carey Brown by deed from Emoline Seeley, a single person, of record as Instrument No. 20061002-0121982, Register's Office for Davidson County.

This conveyance is made subject to any and all existing easements and restrictions of record.
Parcel ID # **117-03-0-151.00**
Improved property located at: **2802 27th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

H Carey Brown Trustee under the Will of Joan D Brown for the Joan D Brown Residuary QTIP Trust U/A.D dated January 5, 2002

H Carey Brown, Trustee under the Will of Joan D Brown for the Joan D Brown Residuary QTIP Trust U/A.D dated January 5, 2002

**Said Parts of Lot Nos. 8 and 9 front together 57 1/2 feet on the easterly side of 27th Ave. So. and run back between parallel lines 225 feet to a dead line.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **H Carey Brown, Trustee under the Will of Joan D Brown for the Joan D Brown Residuary QTIP Truste U/A.D dated January 5, 2002** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of September, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Malcolm Reddoch and Sydney Reddoch**

and Address: **2802 27th Avenue South, Nashville, TN 37212**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owners

Farmington Financial /group
2002 Richard Jones
Suite 300A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$320,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tiffany Barrera
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of September, 2013..

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/14