This instrument prepared by and after recording return to:

**Bell Title, LLC**
**Mark Leedom, Atty.**
**1616 Westgate Circle**
**Brentwood, Tennessee 37027**

BILL GARRETT, Davidson County
Trans:T20140003266 DEEDWARR
Recvd: 01/15/14 10:52 2 pgs
Fees:13.00 Taxes:447.70
20140115-0004070

# WARRANTY DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Cindie R. Brown** | **New Owner** | **95-2-37** |
| **234 Graeme Drive** | | |
| **Nashville, Tn 37214** | | |

**********

That **Clara L. Varnum, unmarried,** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Cindie R. Brown, unmarried,** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

**Land in Davidson County, Tennessee, being Lot No. 121 on the Map of Donelson Hills, of record in Book 2331, Page 23, Register's Office of said County, to which reference is hereby made for a more particular description.**

**Being the same property conveyed to Clara S. Ritter by deed from John F. Steiner and wife, Bertha S. Steiner, dated 6/12/82 of record in Book 5900, Page 847, Register's Office of Davidson County, Tennessee. Clara S. Ritter and Clara L. Varnum being one and the same person.**

**This is improved property which bears the address of: 234 Graeme Drive, Nashville, Tennessee 37214.**

**TO HAVE AND TO HOLD** the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this Warranty Deed is executed by the Grantors as of this, the **8th** day of **January, 2014.**

Clara L. Varnum

**Clara L. Varnum**

**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, **Clara L. Varnum,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**Witness** my hand and official seal at office at Brentwood, Tennessee, on this **8th** day of **January, 2014.**

Notary Public

Commission Expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

**State of TENNESSEE**
**County of DAVIDSON**

The actual consideration or value for this property (whichever is greater) is **$121,000.00**.

Sworn to and subscribed before me this **8th** day of **January, 2014.**

Affiant

Notary Public

My Commission Expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE