Davidson County	DEEDWARR
Recvd: 01/22/14 15:49	3 pgs
Fees:18.00 Taxes:1350.13	
20140122-0006207	

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

File 31542

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
IAN ST. PE BROWN BEVERLY JEAN REYES 3614 Brush Hill Road Nashville, TN 37216	Bank of America, N.A. C/O PHH Mortgage 1 Mortgage Way Mount Laurel, NJ 08054	06213001700

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK HARDIN, SR., a single man,** has this day bargained and sold, and does hereby transfer and convey unto the said **IAN ST. PE BROWN, unmarried, and BEVERLY JEAN REYES, unmarried,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8 and part of Lot No. 9 on the Map of the Subdivision of a part of Lot No. 28 in Riverwood Subdivision as of record in Book 843, Page 11, Register's Office for said County.

Said Lot No. 8 and part of Lot No. 9 adjoin and front together 190 feet on the southerly side of Glenshade Drive and run back between lines 246 feet, the easterly line of Lot No. 8, and 231 feet, more or less, along the easterly margin of Brush Hill Road to the rear line measuring 110 feet along the northerly margin of Brush Hill Court.

Being the same property conveyed to JACK HARDIN, SR. by deed from JOE M. HAYNES, Trustee, of record in Instrument No. 20101129-0094455, of the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $364,900.00.
Subscribed and sworn to before me,
this 21st day of January, 2014.
My Commission Expires:

Affiant

Notary Public

KAREN FORD MARLIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

This is improved property known as 3614 Brush Hill Road, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 21st day of January, 2014.

Jack Hardin, Sr.
JACK HARDIN, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jack Hardin, Sr., a Notary Public in and for said County and State, **JACK HARDIN, SR.**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 21st day of January, 2014.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

