17-cd-348

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170064517 DEEDWARR
Recvd: 07/27/17 11:29 2 pgs
Fees:13.00 Taxes:1032.30
20170727-0076158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Donna Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2017.

Notary Public

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:
(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC HANNAH CUTSHALL MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-cd-348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Aaron Davison and Annsley Kate Jordon	Farmington Mortgage	
(NAME) 7720 Daniel Trace	(NAME) 2002 Richard Jones Road Ste 300A	126150A087.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Nine Thousand And No/100 Dollars ($279,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES WILLIAM BROWN AND WIFE SUE ANN BROWN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS AARON DAVISON, AN UNMARRIED MAN AND ANNSLEY KATE JORDON, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 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. 106 on the Plan of Phase Two, Boone Trace at Biltmore, of record in Book 9700, pages 316 and 317, as corrected by Surveyors Certificate of Correction of record in Book 11275, page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Charles William Brown and wife, Sue Ann Brown by Warranty Deed from Matthew Cortez and wife, Laura A. Sawaya-Cortez, dated May 31, 2006, recorded June 2, 2006, of record in Instrument No. 20060602-0065206, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7720 Daniel Trace, Nashville, TN 37221
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Charles William Brown and Sue Ann Brown this 26 day of July, 2017.

Charles William Brown

Sue Ann Brown by Kelly Brown Smith attorney in fact

Sue Ann Brown by Kelly Brown Smith attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Charles William Brown ,to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 26th day of July, 2017.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of July, 2017 before me personally appeared Kelly Brown Smith, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sue Ann Brown, and acknowledged that she executed the same as the free act and deed of said Sue Ann Brown.

Witness my hand, at office, this 26 day of July, 2017.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019