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

Bill Garrett Davidson County
Batch# 41683 DEEDWARR
12/27/2017 12:50:30 PM 2 pgs
Fees: $13.00 Taxes: $375.55
20171227-0131252

17-1-646

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of December, 2017 by and between Donna Ann Sweeney, n/k/a Donna Ann Young, hereinafter referred to as GRANTOR, and Eva French Brown, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 38, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Donna Ann Sweeney, unmarried by Jeffrey R. Wyatt and wife, Annette Wyatt, by Warranty Deed dated June 7, 2012, recorded June 13, 2012, of record in Instrument No. 20120613-0051861, of Register's Office for Davidson County, Tennessee. The said Donna Amm Sweeney is now known as Donna Ann Young.

This is [X]improved [ ]unimproved property known as: 5515 Country Dr #38, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donna Ann Young

Donna Ann Sweeney nka Donna Ann Young

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Donna Ann Sweeney nka Donna Ann Young, n/k/a Donna Ann Young, 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 22nd day of December, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Eva French Brown
5515 Country Dr #38, Nashville, TN 37211

Send Tax Statements to:

new owner

_____

Map & Parcel: 162050C03800 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $101,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of December, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

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