Karen Johnson Davidson County
Batch# 396653 DEEDWARR
05/06/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200506-0047311

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-20-2024
(AFFIX SEAL)

ANGELA R WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Rice and Alba Rice	SWBC Mortgage	Parcel ID: 084 07 0 008.00
(NAME) 2720 Windemere Dr	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alisa Annette Brown and Ladaniel I. Brown, wife and husband and Herman Eugene Brown, Sr**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Rice and Alba Rice, husband and wife**, 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 59 on the revised plan of Lots Nos. 57 and 59 of Sunny Acres, Section 3, as of record in Book 2854, page 46, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Windemere Drive at the southeast corner of Lot No. 60 on the Plan of Sunny Acres, Section 3, as of record in Book 2663, page 92, said Register's Office for said County, thence with the eastern boundary of said Lot No. 60, north ° 41' west 299.7 feet; thence south 85° 19' east 173 feet to a 50 foot unnamed road; thence with the same southerly 274.7 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.27 feet to the northerly margin of Windemere Drive; thence with the same westerly 148 feet to the beginning.

Being the same property conveyed to Alisa Anette Brown and Ladaniel I. Brown, wife and husband and Herman Eugene Brown Sr by Warranty Deed from Richard C. Hall, Jr., and Mildred D. Hall, co trustees for the Hall Family Trust, under Agreement dated June 9, 2000 , dated Novemeber 12, 2014 and recorded November 18, 2014 of record in Instrument # 20141118-0106137 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2720 Windemere Dr, Nashville, TN 37214

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.

Witness our hands this 1st day of May, 2020

Alisa Annette Brown

Ladaniel I. Brown

Herman Eugene Brown Sr.
By LaDaniel I. Brown His Attorney in Fact

Herman Eugene Brown, Sr

by Ladaniel I. Brown, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Alisa Annette Brown and Ladaniel I. Brown**, wife and husband, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Ladaniel I. Brown** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Herman Eugene Brown, Sr.**, and who acknowledge that he executed the same as the free act and deed of the said **Herman Eugene Brown, Sr.** ,by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____ , Page _____ , said Register's Office.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 5-30-21

