RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,300.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of November, 2020.

(Affix Seal) Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

2020-1567-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 515071 DEEDWARR
11/12/2020 10:05:53 AM 2 pgs
Fees: $13.00 Taxes: $1,958.41

20201112-0133101

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Patricia F. Brown and Robert Brown<br>1209 Banbury Row<br>Brentwood, TN 37027 | NEW OWNER | Map/Parcel<br>172-09-0A-187.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lorraine Mineo formerly known as Lorraine Martinez**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia F. Brown and Robert Brown, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that 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 183 on the Plan of Section Five-A, Banbury Crossing, a Planned Unit Development, of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David Martinez and Lorraine Martinez, husband and wife by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated August 28, 2003, of record in Instrument No. 20030904-0128829, Register's Office for Davidson County, Tennessee AND ALSO being the same property conveyed to Lorraine Martinez by Quitclaim Deed from David Martinez, dated January 20, 2012 of record in Instrument No. 20120123-0006356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020 have been prorated as of this day and paid with subsequent taxes to be assumed by the Grantees herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1209 Banbury Row, Brentwood, TN 37027 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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 my hand this 10th day of November, 2020:

Lorraine Mineo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of November, 2020, before me personally appeared Lorraine Mineo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2020.

Notary Signature
My commission expires: 10/29/2023

