THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
[illegible] Noel Place
[illegible] Avenue North
Nashville, TN 37219-1375

To; R04 36

WARRANTY DEED

BOOK 9223 PAGE 10

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-14-88	Michael J. Linehan, etux	New Owner 129 Kenner Avenue Nashville, Tn 37205
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	3813 Nolensville Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

RECEIVED JAN 18 PM 2:56
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE

08576

SAMUEL MORRIS BROWN and wife, JAN BROWN and CHARLES GALBREATH AND WIFE, JOYCE GALBREATH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL J. LINEHAN and wife, PATRICIA A. LINEHAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Section 2, Chaparral Acres, as of record in Plat Book 4060, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Morris Brown and Charles Galbreath by deed from Michael J. Linehan and wife, Patricia Linehan as of record in Book 7517, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subejct to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Attorney in Fact for the said Jan Brown by Power of Attorney being recorded of record in Book 9221, page 205, Register's Office for Davidson County, Tennessee.
Attorney in fact for the said Joyce Galbreath by Power of Attorney being recorded of record in Book 9221 page 206, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1994 taxes which have been prorated and assumed by grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of January , 1993 .

Samuel Morris Brown
Samuel Morris Brown

C. Galbreath
Charles Galbreath

Jan Brown
Jan Brown
By: Samuel M. Brown
Samuel Morris Brown, Atty. In Fact

Joyce Galbreath
Joyce Galbreath
By: C. Galbreath
~~Charles Galbreath, Atty. In Fact~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 1994, before me personally appeared Samuel Morris Brown, to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Jan Brown and acknowledged that he executed the same as the free act and deed of the said Jan Brown.

WITNESS my hand and seal at Nashville, Tennessee, this the 14th day of January, 1994.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires March 26, 1994
STATE OF TENNESSEE

Notary Public

My commission expires:

BOOK 9223 PAGE 11

personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

0689 01/18 0101 03CHECK 1674.00

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Jan. 1994 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires March 26, 1994
STATE OF TENNESSEE

WARRANTY DEED

FROM
SAMUEL MORRIS BROWN AND WIFE, ET AL

TO
MICHAEL J. LINEHAN, ET UX

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

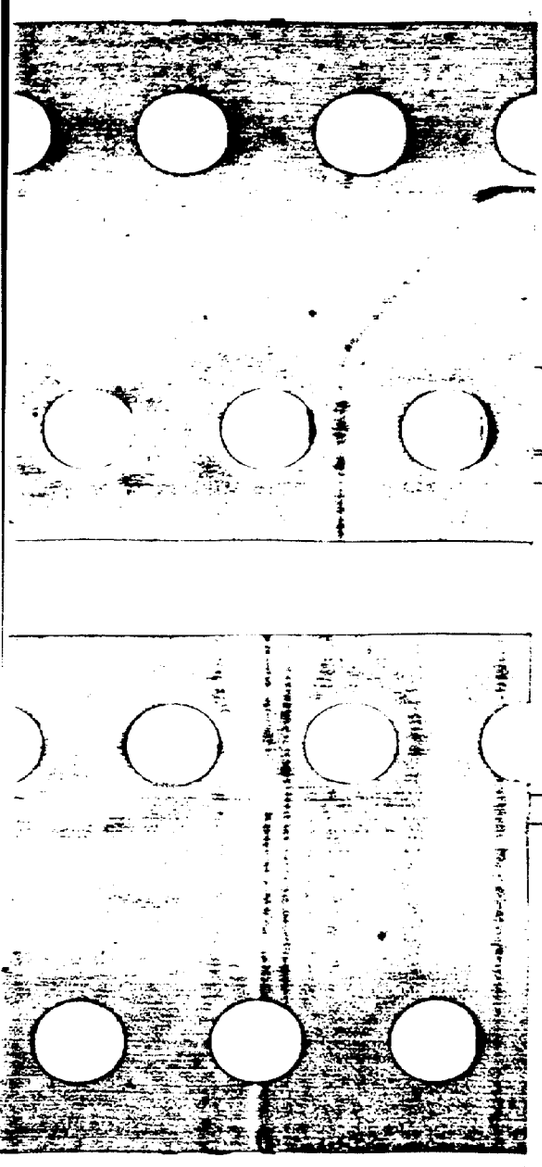
On this 14th day of January, 1994, before me personally appeared Charles Galbreath, to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Joyce Galbreath, and acknowledged that he executed the same as the free act and deed of the said Joyce Galbreath.

WITNESS my hand and seal at Nashville, Tennessee, this the 14th day of January, 1994.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires March 26, 1994
STATE OF TENNESSEE

Notary Public

My commission expires:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9223 PAGE 12

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 450000.00
				CON TX 1665.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 1674.00
				CHECK 1674.00
			01/18/94 01	14:56 0001 0689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08576
IDENTIF. & REFERENCE

94 JAN 18 PM 2:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 746667