WARRANTY DEED

FILE BOX 19B
05-03-008-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,348.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of March, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/15/05 13:54 2 pgs
Fees:13.00 Taxes:437.89
20050315-0028424

NOT BY BLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRIAN KREBS AND EMILY KREBS AND ALLYSON KREBS	" NEW OWNER "	103-04-0
(NAME)	(NAME)	028.00
P.O. Box 50981 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES TERRY BROWN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN KREBS AND WIFE, EMILY KREBS and ALLYSON KREBS, UNMARRIED**, hereinafter called the Grantee(s), 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. 101 in Block 5, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES BROWN, UNMARRIED, by Deed from JAMES L. DUKE AND WIFE, FLODINE L. DUKE, of record in Book 11442, Page 918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year have not been prorated and Grantee(s) assumes responsibility herein.

BEING unimproved ☐
Improved ☒ property known as: 4200 Idaho Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 14th day of March, 2005.

JAMES TERRY BROWN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES TERRY BROWN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of March, 2005.

My Commission Expires: 03/31/07

Notary Public