WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF DECEMBER, 2005. Notary Public MY COMMISSION EXPIRES: 6-30-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Garry Chaffin	Countrywide Home Loans, Inc	
(NAME)	(NAME)	
675 Harpeth Trace Drive	3011 Armory Dr Suite 120	Map 143-02-C
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37204	Parcel 41.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **BRIAN K. BROWN, MARRIED,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ROBERT GARRY CHAFFIN, UNMARRIED**, hereinafter called the Grantee, his 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. 41 on the Plan of Harpeth Knoll Planned Unit Development, of record in Plat Book 5200, page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Brown and wife, Tracey G. Brown, by deed of record in Book 10173, Page 708, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Brian K. Brown by Quitclaim Deed from Tracey G. Brown, dated August 14, 2000, of record in Instrument No. 20001108-0111106, said Register's Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 675 Harpeth Trace Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Kristi Brown joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of Brian K. Brown.

Davidson County DEEDWARR
Recvd: 12/20/05 15:51 2 pgs
Fees:13.00 Taxes:703.00
20051220-0152679

Witness our hands this 16th day of December, 2005.

Brian K. Brown

Kristi 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 Brian K. Brown and Kristi Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 16th day of December, 2005.

Commission expires: 6/26/07

Notary Public