Davidson County DEEDWARR
Recvd: 08/09/06 08:58 2 pgs
Fees:13.00 Taxes:1446.70
20060809-0097711

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $391,000.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2006.

Notary Public
My commission expires: 7-2440

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark M. Brown	New Owner	103-5-34
5717 Knob Road		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, Stephen W. Rzasnicki and Angela C. Simeone, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark M. Brown and wife, Mary E. Link, 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:

LAND in Davidson County, Tennessee, being Lot No. 75, on the Plan of Hillwood Park, as shown on plat of record in Plat Book 3300, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen W. Rzasnicki and Angela C. Simeone in Instrument 20020607-0069528 recorded 6/7/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) the dower, curtsey, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Real Estate taxes for the year 2006 and subsequent years. 7) All matters shown on Plat recorded in Book 3300, page 27. 8) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3312, page 104, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 5717 Knob Road, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 4th day of August 2006.

Stephen W. Rzasnicki

Angela C. Simeone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen W. Rzasnicki and Angela C. Simeone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of August 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2006070210