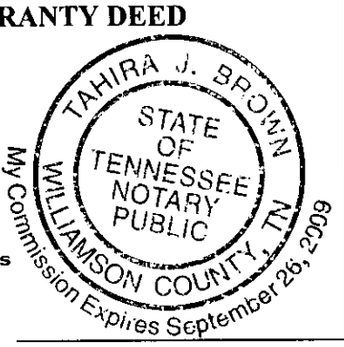
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/06 10:10 2 pgs
Fees:13.00 Taxes:436.60

20060821-0102670

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint Daniel Brown	Clint Daniel Brown	72-6-300.00
(NAME)	(NAME)	
1116 Kirkland Avenue	1116 Kirkland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37216	
(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, we, Casey Bristol, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Clint Daniel Brown, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land located in Davidson County, Tennessee, being the Easterly 50 feet lot No. 5 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office Davidson County, Tennessee, and described according to a survey made by John Kohl and Company, dated 08/23/94, TNRLS #100.

Said part of Lot No. 5 fronts 50 feet on the southerly side of Kirkland Avenue and runs back 192.8 feet on the easterly line and 195, more or less, on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Casey Bristol by deed from Brandon T. Carter and wife, Celena D. Carter on August 27, 2002 and recorded October 18, 2002 in instrument number 20021018-0128054, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 1116 Kirkland Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this day of 8th of Aug., 20 06.

Casey Bristol

Casey Bristol

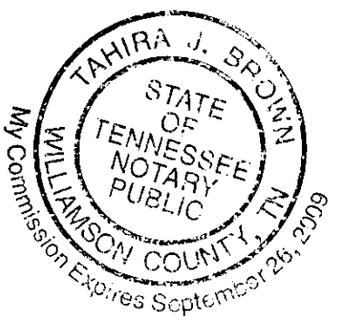
STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Casey Bristol, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 8th day of Aug., 2006.

Commission expires:



Notary Public