Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 11:23 3 pgs
Fees:18.00 Taxes:962.00

20070905-0106574

State of Tennessee)
County of Davidson)

07-08-027-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Ashley Neese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of August, 2007

Notary Public

My Commission Expires: 5/24/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

My Commission Expires MAY 24, 2008

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBERT A. BROWN, JR. AND LaCHANDRA BROWN (NAME)	New Owner (NAME)	18103-01-28.00 Co.
7267 Santeelah Way (ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013 (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, **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. BROWN, JR. AND WIFE, LaCHANDRA BROWN**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in , Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BEING unimproved ☐
Improved ☒ property known as: 7267 Santeelah Way, Cane Ridge, TN, 37013.

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

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section One of Phase One, Addition to Indian Creek Estates, RS10 Subdivision, Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to SAF Properties, a Tennessee partnership, by Warranty Deed from Hurley-Y, a Tennessee general partnership, of record in Instrument No. 20041001-0118249, Register's Office for Davidson County, Tennessee, dated September 29, 2004, and recorded October 1, 2004.

Said portion further conveyed to First Cousins Properties, LLC., a Tennessee limited liability company by Warranty Deed from SAF Properties, a Tennessee partnership, of record in Instrument No. 20070315-0031811, Register's Office for Davidson County, Tennessee, dated March 14, 2007 and recorded March 15, 2007.

(P-07-7267.PFD/P-07-7267/47)

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, its hands, this 27th day of August, 2007

FIRST COUSINS PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____ MEMBER
BENJAMIN D. ZEITLIN, MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BENJAMIN D. ZEITLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MEMBER of **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON