WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 09:12 2 pg
Fees:13.00 Taxes:921.30

20080701-0067516

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 26, 2011

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Brumberg	Pinnacle National Bank	091-160 / 131.00
(NAME)	(NAME)	
4410 Dakota Avenue	211 Commerce Street, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37201	
(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, **Ivan Nathan Followill, unmarried and Anthony Caleb Followill, unmarried**, as joint tenants with the rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Brumberg, unmarried**, 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:

Being Lot No. 309 and the easterly 1 foot of Lot No. 311 of Block 15 on the Plan of Charlotte Park Company's First Addition to West Nashville, as shown of record in Plat Book 57, Page 103, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 309 and Part of Lot No. 311 front together 51 feet on the Northerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ivan Nathan Followill, unmarried and Anthony Caleb Followill, unmarried, as joint tenants with rights of survivorship, by Deed from Roger Brown and wife, Brenda Brown, filed for record 03/21/06 as Instrument No. 20060321-0032195, Register's Office for Davidson County, Tennessee, as Re-Recorded 03/24/06 as Instrument No. 20060324-0033680, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 103, Register's Office of Davidson County, Tennessee.

**Ivan Nathan Followill a/k/a Ivan Nathaniel Followill.

unimproved ☐

This is improved ☒ property, known as 4410 Dakota Avenue, Nashville, TN 37205

(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.

Witness our hands this 30th day of June, 2008.

Ivan Nathan Followill

By: By Tom Murphy attorney in Fact
Tom Murphy, Attorney in Fact

Anthony Caleb Followill

By: By Tom Murphy attorney in Fact
Tom Murphy, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of June, 2008, before me personally appeared Ivan Nathan Followill by Tom Murphy as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ivan Nathan Followill ,and acknowledged that such person executed the same as the free act and deed of Ivan Nathan Followill.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of June, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of June, 2008, before me personally appeared Anthony Caleb Followill by Tom Murphy as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony Caleb Followill, and acknowledged that such person executed the same as the free act and deed of Anthony Caleb Followill.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of June, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY