WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Lana Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2009.

Sonya M Brank
Notary Public

MY COMMISSION EXPIRES: 10-18-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lana Brown	JP Morgan Chase Bank, N.A.	05600002902
(NAME)	(NAME)	
4265 Pecan Valley Road	1400 East Newport Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090649

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, John E. Brown and wife, Irene Brown**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lana Brown and husband, John W. Brown**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described according to an unrecorded survey by John Kohl and Company, PC, dated October 20, 1983, file no. 33155, as follows, to-wit:

BEGINNING at a point in the middle of a branch which is located North 37° 57' West, 293.5 feet from the centerline of Pecan Valley Road in the East line of property as conveyed to M.L. Randall in Book 2808, page 276, Register's Office for Davidson County, Tennessee; thence with the center of said branch, North 37° 57' West 146 feet to a point; thence North 34° 40' West, 370 feet to a 36 inch sycamore; thence North 0° 27' West 201.87 feet to a 36 inch cedar; thence North 13° 17' 02" East 336.49 feet to a tree; thence South 54° 45' 28" East, 400 feet to an iron pin set; thence South 11° 05' 30" East, 300 feet to an iron pipe; thence South 20° 40' 42" West, 452.74 feet to the point of beginning, containing 6.193 acres, more or less.

BEING all of the same property conveyed to John E. Brown and Irene Brown by Warranty Deed from Margie L. Williams, single, dated October 8, 1984 and filed of record in Book 6404, Page 529, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4265 Pecan Valley Road, Nashville, TN 37218

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used 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.

BILL GARRETT, Davidson County
Trans:T20090036233 DEEDWARR
Recvd: 06/02/09 11:18 2 pgs
Fees:13.00 Taxes:370.00
20090602-0050586

Witness our hands this 29th day of May, 2009.

John E. Brown

Irene Brown

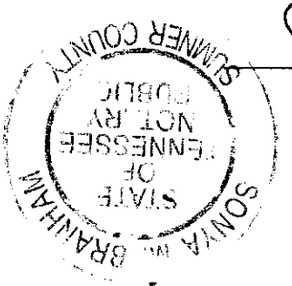
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John E. Brown and wife, Irene Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that John E. Brown and wife, Irene Brown executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2009 at Springfield, Tennessee.

Commission expires: 10-18-2011



Notary Public