JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090058235 DEEDWARR
Recvd: 08/25/09 14:00 10 pgs
Fees: 53.00 Taxes: 555.00

20090825-0080053

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Kelly	New Owner	150-050-079.00
(NAME)	(NAME)	
2925 Anderson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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,

BILLIE T. BROWNING, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW KELLY, AN UNMARRIED MAN,

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 in Davidson County, Tennessee, Being Lot No. 383 on the Plan of Forest View Park, Section 2, as of record in Book 3842, Page 238, Register's Office for said county.

Said Lot begins on the south margin of Anderson Road at a corner of Lots Nos. 382 and 383; thence south with the line between these lots 166.27 feet; thence westerly along the rear of Lot 383, 138.63 feet to a monument; thence north with the east margin of an unnamed street with a slight curve, 89.77 feet to a monument; thence around a curve, northeasterly 39.27 feet to a monument in the south margin of Anderson Road; thence east with the margin of the Road, 85.06 feet to the beginning. Along with portion od Road Right of Way Abandoned as described on and attached as Exhibit B & C. ***

Being the same property conveyed to Orman Keith Browning and wife, Billie T. Browning by Quit Claim Deed from Orman Keith Browning and Billie T. Browning of record in Book 6452, Page 461, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Orman Keith Browning and wife, Billie T. Browning by Warranty Deed from Delmar Ray Mangrum and wife, Pamela K. Mangrum of record in Book 5020, Page 196, Register's Office for Davidson County, Tennessee.**Orman Keith Browning since deceased, and Billie T. Browning obtaining property by last Will and Testament recorded in Inst No. _____ Register's Office for Davidson County, TN.

***See attached "Exhibit A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2925 Anderson Road, Nashville, TN 37217
(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 my/our hand(s) this 26th day of February, 2009

Billie Browning
Billie T. Browning

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 Billie T. Browning, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of February, 2009

Commission expires: 3/12/2011

Brenda R Lehman
Notary Public

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Exhibit "A"

Being the same property conveyed to Orman Keith Browning and wife, Billie T. Browning by Warranty Deed from Delmar Ray Mangrum and wife, Pamela K. Mangrum of record in Book 5020, Page 196, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Orman Keith Browning and Billie T. Browning, as Tenants in Common by Quitclaim Deed from Orman Keith Browning and wife, Billie T. Browning of record in Book 6452, Page 461, Register's Office for Davidson County, Tennessee. The said Orman Keith Browning having since died testate. Will of Orman Keith Browning having been admitted for probate in the Seventh Circuit Court for Nashville, Davidson County, Tennessee as Docket No. 09P-752 and attached as Exhibit "D". Quitclaim Deeds filed simultaneously herewith from Barbara B. Sheehan and Sherrie Wallace to Billie T. Browning,* to further confirm and convey any interest they may have in said property as heirs of Orman Keith Browning.

*See Instrument No. 20090825-0080051 and 20090825-0080052

EXHIBIT B

October 2, 1987

Metropolitan Planning Commission
730 2nd Avenue, South
Nashville, TN 37201

Reference: Right-of-Way Abandonment - Forest View Park

Gentlemen:

I am the present owner of the property known as lot 383, Forest View Park, Section II, as recorded in book 3842, page 238, R.O.D.C.

As such, I support the abandonment of the right-of-way along my original property line, and agree to accept the property created by the abandonment as further described by exhibit C attached.

BY: Billie I. Browning

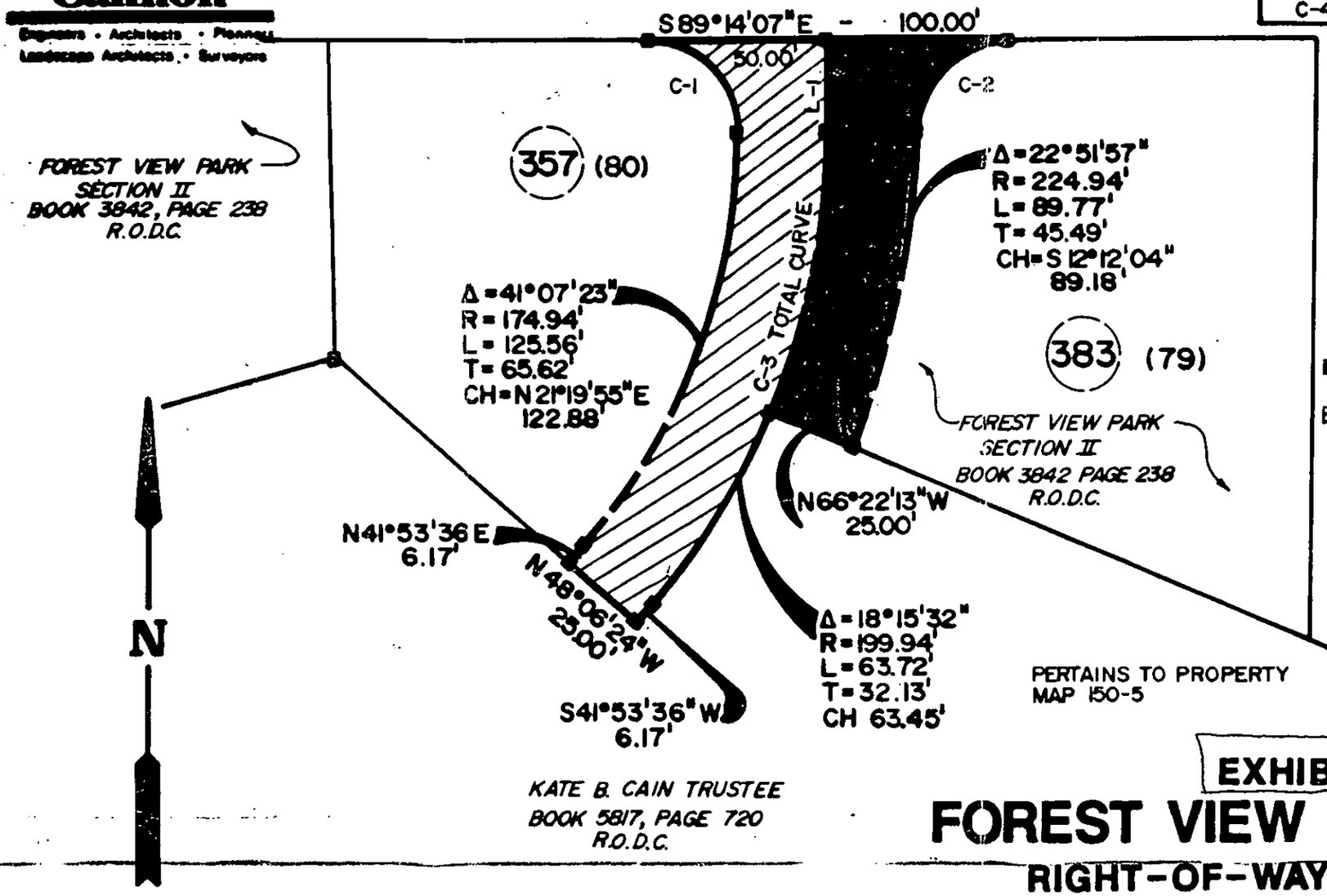
10-8-87
(Date)

Barge Waggoner Sumner and Cannon

Engineers • Architects • Planners
Landscape Architects • Surveyors

ANDERSON ROAD

850'± TO KINWOOD DRIVE



CURVE TABLE

CURVE	Δ	R	L	T	C	CHORD
C-1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°13'47"W
C-2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°46'03"W
C-3	41°07'27"	199.94'	143.51'	75.00'	140.46'	S21°19'52"W
C-4	22°51'55"	199.94'	79.79'	40.43'	79.26'	N12°12'06"E

LINE	BEARING	DISTANCE
L-1	S00°45'38"W	25.00'

TOTAL R.O.W. ABANDONMENT AREA = 7155 Sqft. or 0.16 AC.

AREA TO LOT 383 = 2879 Sqft. or 0.07 AC.

AREA TO LOT 357 = 4277 Sqft. or 0.09 AC.

40 0 40 80

scale 1"=40 feet

EXHIBIT "C"

FOREST VIEW PARK SECTION II

RIGHT-OF-WAY ABANDONMENT

DATE: AUGUST 11, 1987 JOB NO. 9524

Copy

Exhibit "D"

FILED
2009 JUN 11 AM 10:19
RICHARD R. ROOKER, CLERK
D.C.

Prepared By: +Return to
Richard Clark
Nolensville Rd.
Nashville, TN 37211

LAST WILL AND TESTAMENT
OF
O. KEITH BROWNING

I, O. Keith Browning, a citizen and resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory hereby make, publish and declare this instrument as my Last Will and Testament hereby revoking any and all wills and codicils by me at any time heretofore made.

I

I direct that all of my just debts, my funeral expenses, including the cost of a suitable monument at my grave, and the cost of administration of my estate be paid as soon as practicable after my death. My Executrix, in her sole discretion, may pay from my domiciliary estate all or any portion of the cost of ancillary administration and similar proceedings in jurisdictions.

In the event that any property or interest in property passing under this will, by operation of law, or otherwise by reason of my death (other than as a part of my residuary estate), shall be incumbered by mortgage or lien or shall be pledged to secure any obligation (whether the property or interest in property so incumbered or pledged shall be owned by me jointly or individually), it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking survivorship, or beneficiary receiving such property or interest in property shall take it subject to all incumberances existing at the time of my death.

II

I direct that there shall be paid out of that portion of my residuary estate which is not included in the

Copy

share qualifying for the marital deduction without apportionment, all estate, inheritance, succession and other taxes (together with any penalty thereon), assessed by reason of my death, imposed by the government of the United States, or any state or territory thereof, or by any foreign government or political subdivision thereof in respect of all property required to be included in my gross estate for estate or like tax purposes (except for purposes of the Federal Generation-Skipping transfer tax) by any of such governments, whether the property passes under this will or otherwise, including property over which I have a taxable power of appointment, without contribution by any recipient of any such property.

III

I give, devise and bequeath all of my estate, whether real, personal or mixed and wheresoever situated to my wife, Billie Thomson Browning, absolutely.

IV

If my wife, Billie Thomson Browning, and I shall die under such circumstances that there is not sufficient evidence to determine the order of our death, then it shall be presumed that she survived me; and my estate shall be administered and distributed in all respects, in accordance with such presumption.

V

I nominate and appoint my wife, Billie Thomson Browning, to be the Executrix of this will and estate and she shall not be required to give bond for acting in this capacity.

I vest my Executrix with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions (including credit) which she may determine and to do every other act and thing necessary or appropriate for the complete administration of my estate.

Copy

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, and declare and publish same as such in the presence of witnesses, this the 16 day of June, 1981, at Nashville, Tennessee.

O. Keith Browning

O. KEITH BROWNING

Signed, sealed, published and declared by the Testator, O. Keith Browning, as and to be his Last Will and Testament in the presence of all of us at one and the same time, and we at his request, and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses and we do hereby attest to the sound mind and disposing memory of the Testator and to the performance of the aforesaid act of execution at the place and on the date here and above set out.

Michael L. Thomas — Nashville, Tenn

Donna R. Totty — Nashville, Tenn

PAGE THREE OF THE THREE PAGE LAST WILL AND TESTAMENT OF O. KEITH BROWNING: O. Keith Browning

Copy

AFFIDAVIT

Michael Mossman and Anna R. Totty after being duly sworn according to law, depose and say;

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of O. Keith Browning, dated 6/16/81, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with Tennessee Code Annotated Section 32-211.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of Testator and in his presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Michael I. Mossman

Anna R. Totty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this the 16 day of June, 1981.

Richard F. Clark
NOTARY PUBLIC

RICHARD F. CLARK NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10-17-82

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 11 day of JUNE , 2009 , in Case Number 09P752 between BROWNING, BILLIE THOMSON Petitioner, and BROWNING, ORMAN KEITH Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 23 day of JULY 2009

RICHARD R. ROOKER, Clerk,

By _____

Deputy Clerk

SEAL

