WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090063440 DEEDWARR
Recvd: 09/16/09 13:43 2 pgs
Fees:13.00 Taxes:481.00

20090916-0086505

My Commission Expires
April 17, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Brown	New Owner	Map 161-16-A
(NAME) 5845 Nolensville Road, #429	(NAME)	Parcel 132 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **LAURIE R. ADCOCK (F/K/A LAURIE M. RUPHARD)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK J. BROWN AND WIFE, AMY L. 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 in Davidson County, Tennessee, being Unit No. 132 on the Plan of Townhomes of Shadow Glen as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument #20040315-0029248, Instrument #20040317-0030572, Instrument #20040713-0083179, Instrument #20040720-0086706, Instrument #20040720-0086707, instrument #20041025-0128065, Instrument #20050118-0005927, Instrument #20050317-0029206, Instrument #20050425-0045905, Instrument #20050520-0056887, Instrument #20050520-0056887, Instrument #20051007-0121715, Instrument #20051107-0134921, Instrument #20051207-0147464 and Instrument #20060124-0009112, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laurie M. Ruphard, an unmarred woman, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument #20060707-0081509, said Register's Office. Laurie M. Ruphard has since married and is now known as Laurie R. Adcock. Laurie M. Adcock is the same person as Laurie R. Adcock.

Jeffrey R. Adcock joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2009 real property taxes; and (b) restrictive covenants of record in Instrument #20040315-0029248, Instrument #20040317-0030572, Instrument #20040713-0083179, Instrument #20040720-0086706, Instrument #20040720-0086707, instrument #20041025-0128065, Instrument #20050118-0005927, Instrument #20050317-0029206, Instrument #20050425-0045905, Instrument #20050520-0056887, Instrument #20050520-0056887, Instrument #20051007-0121715, Instrument #20051107-0134921, Instrument #20051207-0147464 and Instrument #20060124-0009112 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Road, #429, Nashville, TN 37211

(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 hand this 15 day of September, 2009.

Laurie R Adcock

Laurie R. Adcock

Jeffrey R. Adcock by Laurie M Adcock His Attorney in Fact

Jeffrey R. Adcock By Laurie M. Adcock, His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie R. Adcock, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2009, before me personally appeared Laurie M. Adcock, to me known to be the person who executed the foregoing instrument on behalf of Jeffrey R. Adcock and acknowledged that she executed the same as the free act and deed of Jeffrey R. Adcock.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2009.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public