This instrument prepared by:
Michael P. Davis, Attorney
201 Fourth Avenue North, Suite 150
Nashville, TN 37219

Map/Parcel 117-12-44

This instrument prepared by information provided by the parties. No Title Search was performed and time of preparation of this instrument.

BILL GARRETT, Davidson County
Trans:T20100015420 DEEDWARR
Recvd: 03/16/10 13:37 2 pgs
Fees:12.00 Taxes:0.00
20100316-0019817

WARRANTY DEED
(for the purpose of creating Tenants by the Entirety)

THIS INDENTURE, made this 3 day of March, 2010, between

Kenneth M. Brown

of Davidson County, Tennessee, hereinafter referred to as Grantor, and

Kenneth M. Brown and wife, Jessica Brown
as tenants by the entireties

of Davidson County, Tennessee, hereinafter referred to as Grantee.

WITNESSETH: that said Grantor, for an in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the final plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for said County. Said Lot No. 27 fronts 70 feet on the southerly margin of Clifton Lane or Avenue and extends back 188.8 feet on the westerly line and 179 feet on the easterly line to a dead line in the rear, measuring 70.7 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20020102-0000014, Register's Office of Davidson County, Tennessee. map/parcel # 117-12-0-044.00

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

new owner:
Kenneth M. Brown
Jessica W. Brown
1411 Clifton Lane Nashville TN 37215

send tax bills to:
Same

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth M. Brown

Kenneth M. Brown

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth M. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of March, 2010.

My Commission expires:
3/4/13

Notary Public

JAMES R. CUZZORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

State of Tennessee)
County of _____)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

_____
Affiant

Sworn to and subscribed before me this ___ day of _____,

My Commission expires:
_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
Kenneth M. Brown
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March 20 10
Deputy Register

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A § 67-4-409.