File No. 210020338

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Brown	Magna Bank	04415018300
(NAME)	(NAME)	
801 Cleves Street	PO Box 17257	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Palmira S. Campos, an unmarried person,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew L. Brown and Ann Brown, husband and wife,** hereinafter called the grantee(s), WE 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. 234, on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PALMIRA S. CAMPOS, UNMARRIED by deed from JENNIPHER LANCASTER, UNMARRIED of record in Instrument No. 20070327-0036679 on 03/23/2007 and filed for record on 03/27/2007, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to PALMIRA S. CAMPOS, UNMARRIED by deed from JENNIPHER LANCASTER, UNMARRIED of record in Instrument No. 20070327-0036679 on 03/23/2007 and filed for record on 03/27/2007, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 801 Cleves Street, Old Hickory, TN 37138
(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(S), WE heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), WE 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.

BILL GARRETT, Davidson County
Trans:T20100017093 DEEDWARR
Recvd: 03/24/10 10:01 2 pgs
Fees:13.00 Taxes:580.90
20100324-0021907

Witness my/our hands this 23rd day of March, 2010.

Palmira S Campos

Palmira S. Campos

STATE OF Ok

COUNTY OF Ok

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Palmira S. Campos the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 2010.

Commission expires:

Melissa Ann Roper

Notary Public

MELISSA ANN ROPER
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUNE 22, 2011
COMMISSION # 07006060

File Number: 210020338

RETURN TO:

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808 N. Mt. Juliet Road
Mt. Juliet, TN 37122