Davidson County DEEDWARR
Recvd: 11/09/10 07:51 4 pgs
Fees:22.00 Taxes:0.00
20101109-0089660

**This instrument prepared by:**
John Philip Brown
312 Slayton Drive
Madison, Tennessee 37115

# WARRANTY DEED

TITLE OF DOCUMENT

| ADDRESS NEW OWNER AS FOLLOWS: | MAIL TAX STATEMENT TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| John and Stephanie Brown | John and Stephanie Brown | Map/Parcel: |
| 312 Slayton Drive | 312 Slayton Drive | 033160160.00 |
| Madison, Tennessee 37115 | Madison, Tennessee 37115 | |

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John Philip Brown, a married man, who acquired title as an unmarried man, and joined by his spouse Stephanie H. Brown** has this day bargained and sold, and does hereby transfer and convey unto the said **John Philip Brown and Stephanie H. Brown, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT 154, SECTION 2, PRIMROSE MEADOWS, FILED IN PLAT BOOK 4860, PAGE 105.

Being the same property conveyed to John Philip Brown, an unmarried man by Deed from Janet Lee Brewster, unmarried of record in Book 10891, Page 860, said Register's Office.

The express purpose of this conveyance is to Add Spouse To Title.

This is unimproved ( ) property known as 312 Slayton Drive, Madison, Tennessee 37115
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 15 day of October, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Philip Brown
John Philip Brown

Stephanie H. Brown
Stephanie H. Brown

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) ss

Personally appeared before me, Gloria M. Jackson, a Notary Public in and for said County and State, **John Philip Brown and Stephanie H. Brown** the within named bargainor, individual(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.

Given under my hand and official seal of office at _____ this 15 day of October, A.D., 2010.

**NOTARY STAMP/SEAL**

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Gloria M. Jackson
NOTARY PUBLIC
Notary Commission Expires: _____

My Commission Expires
March 4, 2013

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

The actual consideration or value whichever is greater, for this transfer is $_____.

Subscribed and sworn to before me this the 15 day of October, 2010.

(Affix Seal)

John Philip Brown
Affiant

Gloria M. Jackson
Notary Public My Commission Expires
My Commission Expires: March 4, 2013

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Exhibit "A"**
**Legal Description**

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT 154, SECTION 2, PRIMROSE MEADOWS, FILED IN PLAT BOOK 4860, PAGE 105.
BY FEE SIMPLE DEED FROM JANET LEE BREWSTER, UNMARRIED AS SET FORTH IN BOOK 10891 PAGE 860 DATED 04/17/1998 AND RECORDED 04/21/1998, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

Tax/Parcel ID: 033160160.00

# True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Terri Baker

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries