WARRANTY DEED

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100073212 DEEDWARR
Recvd: 11/18/10 10:42 2 pgs
Fees:13.00 Taxes:980.50
20101118-0092335

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreeboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norman Gary Brown Jr.	SAME	10607001200
(NAME)	(NAME)	
959 N. Thompson Ln.		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Robert W. Durham and wife, Michelle L. Durham**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Norman Gary Brown, Jr., married, and Kenneth Watson, married, as tenants in common**, 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 the easterly 60 feet of Lots Nos. 61 and 62 on the Map of W. B. Baird's Subdivision of Oakland, as of record in Plat Book 332, page 120, Register's Office for said County.

Said part of Lots front 60 feet on the northerly side of Poplar Avenue and run back between parallel lines along the westerly margin of Elmwood Avenue, 200 feet to a dead line.

Being the same property conveyed to Robert W. Durham and wife, Michelle L. Durham by Warranty Deed dated April 30, 2004 and filed for record on May 4, 2004 in Instrument No. 20040504-0050844 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 332, Page 120, 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 807 Poplar Ave., Nashville, TN 37210

(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 our hands this 17th day of November, 2010.

Robert W. Durham

Michelle L. Durham

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 17th day of November, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert W. Durham and Michelle L. Durham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/17/2014

Notary Public,

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY