File No. 210100224

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/22/11 14:43 4 pgs
Fees:23.00 Taxes:647.50
20110222-0014550

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Stewart Title Company
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Brown and Natalie A. Sanders, Co-Trustees of The Silver Spur Living Trust	Brian S. Brown and Natalie A. Sanders, Co-Trustees of The Silver Spur Living Trust	151090B21300CO
(NAME) 5527 Dory Drive	(NAME) 5527 Dory Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN S. BROWN AND NATALIE A. SANDERS, CO-TRUSTEES OF THE SILVER SPUR LIVING TRUST,** HEREINAFTER CALLED THE GRANTEE(S), 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. 192 on the plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, 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 N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR. by Warranty deed from TROMEL BROWN and STEPHANIE BROWN, HUSBAND AND WIFE, dated 20110222-0014549 and of record bearing Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

See Schedule "A" for Exceptions

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 5527 Dory Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 20 day of January, 2011.

N.P. Dodge Jr.
N.P. DODGE, JR., TRUSTEE

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N. P. DODGE, JR., as Trustee.

Witness my hand and seal, at office in Omaha, this 20th day of January, 20 11

Teresa R Schmitt
Notary Public

My Commission Expires: 8-5-2013

GENERAL NOTARY - State of Nebraska
TERESA R. SCHMITT
My Comm. Exp. Aug. 5, 2013

File Number: 210100224

RETURN TO:

Schedule "A"

Standard Exceptions:

(a) Rights or claims of parties in possession not shown by the public records.

(b) Easements, or claims of easements, not shown by the public records.

(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

(d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

(e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

(f) Restrictions upon the use of the premises not appearing in the chain of title to the land.

(g) Rights of tenants under any unrecorded leases.

(h) Rights, claims of interest of (the mortgagor) in the land or any claim that the foreclosure by (lender) is invalid.

County of Davidson Taxes for the year 2011 and subsequent years, a lien, not yet due and payable. Tax Parcel ID No. 151090B21300CO

Subject to all matters as set forth on the plat of record in Instrument No. 20070607-0068360, Register's Office of said County.

Declaration of Covenants, Conditions, Restrictions and By-Laws as shown of record in Instrument No. 20041105-0133677, said Register's Office.

Storm Water Detention Agreement as shown of record in Instrument No. 20040914-0110817, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

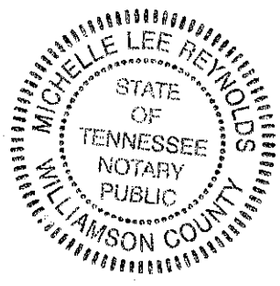
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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