Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2011.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20110020247 DEEDWARR
Recvd: 04/06/11 14:02 2 pgs
Fees:13.00 Taxes:925.00
20110406-0026677

11-0097

Address of New Owner:	Send Tax Bills to:	Tax Information:
James E. Brown	SAME	171 3 B
641 Old Hickory Blvd., Unit 25	7000 Cloverland Drive	042.00 CO
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

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, I, **Nicole M. Crowe, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James E. Brown and wife, Rebecca Sue Brown**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Situate in Davidson County, Tennessee, being Unit No. 13 on the Plan of Townhomes of Fredericksburg, Revised Phase One, Section One, of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole M. Crowe, unmarried, by warranty deed from Stephen A. Turner, married, dated June 5, 2008, recorded in Instrument No. 20080610-00559562, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **641 Old Hickory Boulevard, Unit 25, Brentwood, TN 37027.**

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 my hand this 31st day of March, 2011.

Nicole M. Crowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Nicole M. Crowe**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2011.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

