WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

June Newby Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-24-13

(AFFIX SEAL)

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110046010 DEEDWARR
Recvd: 07/29/11 09:26 2 pgs
Fees:13.00 Taxes:721.50
20110729-0058044

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June Newby Byrd	Owner	
(NAME)	(NAME)	160-15A-59
236 Hearthstone Manor Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 D. BROWN AND SUSAN B. KAESTNER, CO-EXECUTORS OF THE ESTATE OF PRISCILLA H. BROWN, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUNE NEWBY BYRD,** 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 Unit No. 59 on the Condominium Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Priscilla H. Brown, married by deed from Mary A. Ferrill, Trustee of the Mary A. Ferrill Trust, a Revocable Trust, with full power to sell, dated April 27, 2004, of record as Instrument No. 20040430-0049558, Register's Office for Davidson County, Tennessee. The said Priscilla H. Brown having since died and by her Will of record in Docket No. 11P-900, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was conveyed to the Executor of the Estate with the full power to convey without the joinder of any beneficiaries or the approval of the court.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 990, said Register's Office; (c) restrictive covenants of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 749, Book 7398, page 907, Book 7403, ,page 563, Book 11404, page 149, Book 11749, page 481 and Instrument No. 20060510-0054690, said Register's Office; (d) charter of record in Book 6437, page 852, Book 7679, page 16, Book 7769, page 494, said Register's Office; (f) bylaws of record in Book 7403, page 568, said Register's Office; (g) quitclaim deed of common areas to homeowners association of record in Book 6499, page 739 and Book 6582, page 158, said Register's Office; and (h) utility easement of record in Book 11651, page 270, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 236 Hearthstone Manor Lane, Brentwood, TN 37027

(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 25th day of July, 2011.

Robert D. Brown, Co-Executor

Susan B. Kaestner, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Brown and Susan B. Kaestner, Co-Executors, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2011.

Notary Public



My Commission Expires MAR. 4. 2013