BILL GARRETT, Davidson County
Trans:T20110066191 DEEDWARR
Recvd: 10/24/11 08:49 2 pgs
Fees:12.00 Taxes:0.00
20111024-0082280

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Amy Staggs Brown
2321 Dennywood Drive
Nashville, TN. 37214

MORTGAGEE:
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN. 37087

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 084-11-0
Parcel 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, Amy L. Staggs n/k/a Amy Staggs Brown, hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto Kevin Christopher Brown, an interest to create an estate by the entireties, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to wit:

> Being Lot No. 256, Maplecrest Subdivision, as of record in Plat Book 1835, Page's 27 & 28, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Amy L. Staggs, an unmarried person by deed from Charles Appleton and wife, Pam Appleton, dated March 31, 2006, filed for record in Instrument No. 20060407-0040486, Register's Office for Davidson County, Tennessee.
> Amy L. Staggs and Amy Staggs Brown is one and the same person.

This is improved property known as: 2321 Dennywood Drive, Nashville, TN. 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, notes, covenants and conditions as shown on the Plan of record in Plat Book 1835, Page's 27 & 28, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 14th day of October, 2011.

Amy L. Staggs n/k/a Amy Staggs Brown

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy L. Staggs n/k/a Amy Staggs Brown the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of October, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 14th day of October, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12