Prepared by:

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

BILL GARRETT, Davidson County
Trans:T20110066267 DEEDWARR
Recvd: 10/24/11 10:38 2 pgs
Fees:13.00 Taxes:647.50
20111024-0082379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2011.

Notary Public
My Commission Expires: 04/06/13

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

11-0368

Address of New Owner:	Send Tax Bills to:	Tax Information:
Josh Farro	New Owner	178
1626 Grassmere Road		82.00
Franklin, TN 37064		

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, we **Dickey G. Brown, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Josh Farro and wife, Jenna Farro**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the 35th Councilmanic District of Davidson County, Nashville, Tennessee, being part of the property conveyed to Katherine S. Sharp, solely, of record in Deed Book 6828, Page 845, Register's Office for Davidson County and more particularly described as follows:

Beginning at a point in the gravel drive leading to Hester Beasley Road approximately 2,936 feet from the centerline; thence South 75 degrees 49 minutes 39 seconds East a distance of 58.05 feet; thence South 35 degrees 11 minutes 56 seconds East a distance of 121.51 feet; thence South 80 degrees 55 minutes 37 seconds East a distance of 381.91 feet; thence South 05 degrees 25 minutes 45 seconds West a distance of 1494.15 feet; thence North 23 degrees 39 minutes 20 seconds West a distance of 1681.63 feet; thence North 66 degrees 04 minutes 04 seconds East a distance of 70.07 feet; thence N 59 degrees 47 minutes 12 seconds East a distance of 264.66 feet; to the point of beginning, and containing 15.00 acres, more or less. Description taken from survey of John M. Kohl & Company, P.C., dated April 4, 2006.

Being the same property conveyed to Dickey G. Brown, by deed from Jimmy Rice and wife, Lisa Rice, dated April 21, 2006, recorded on April 25, 2006, in Instrument No. 20060425-0046993, Register's Office for Davidson County, TN.

Angela D. Brown, wife of Dickey G. Brown, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

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

This is unimproved property located on **Hester Beasley Road, Nashville, TN 37221.**

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 24th day of October, 2011.

Dickey G. Brown

Angela D. Brown

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 **Dickey G. Brown and Angela D. Brown**, 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 24th day of October, 2011.

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

