WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and
Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey D. Brown, Jr.	New Owner	05303010900
(NAME)	(NAME)	
1060 Willoughby Station Blvd.		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(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, I, SHR PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY D. BROWN, JR. , HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN * COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * DAVIDSON

Land in Davidson County, Tennessee, being Lot No. 125 of Section "C" on the Plan of Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof. (erroneously referred to in prior deeds as E. I. DuPont De Nemours and Company's Subdivision, Section "C" as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee)

Being the same property conveyed to SHR PROPERTIES, LLC by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, which deed is dated July 26, 2011 and recorded July 29, 2011 as Instrument No. 20110729-0058212 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO those matters set forth on the Plan of Village of Old Hickory, Section "C" of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee and easments that may affect subject property.

BILL GARRETT, Davidson County
Trans:T20110068381 DEEDWARR
Recvd: 11/01/11 11:34 2 pgs
Fees:13.00 Taxes:157.62
20111101-0084882

unimproved ☐

This is improved ☑ property, known as 1305 Berry Street, Old Hickory, TN 37138

(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, his 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, his 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.

SHR PROPERTIES, LLC

Greg K. Self
Administrative Member

John L. Hickman
Administrative Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Greg K. Self and *, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Admin. Members of **SHR PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that they as such Admin. Members being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by themselves as such Administrative Members

* John L. Hickman

WITNESS my hand and seal this 28th day of October, 2011.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115