WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081079 DEEDWARR
Recvd: 12/22/11 10:20 2 pgs
Fees:13.00 Taxes:506.90
20111222-0100017

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Russell Evans	Guy Russell Evans	14905013400
(NAME)	(NAME)	
105 Cypress Leaf Court	105 Cypress Leaf Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111427

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, LARRY DOUGLAS BROWN, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **GUY RUSSELL EVANS, AN UNMARRIED MAN AND DAVID A. BARBER, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 9 on the plan of Pebble Creek, Section One, of record in Book 5210, page 72, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Larry D Brown and wife, Treasa J. Brown by Warranty Deed from Michael Alan Meehan and wife, Dolores Meehan dated December 29, 1984 and filed of record in Book 6480, page 568, Register's Office for Davidson County, Tennessee. The said Treasa J. Brown conveyed her interest in said land to Larry Douglas Brown by Deed dated July 9, 2001 and filed of record in Instrument No. 20010711-0074021,Register's Office for said County.

Spouse of Larry Douglas Brown not required to sign as this is investment property.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 5334, page 514, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 105 Cypress Leaf Court, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of December, 2011.

Larry Douglas Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Larry Douglas Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Larry Douglas Brown executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2011.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public