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This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2014.

Notary Public

My Commission Expires: 2/14



Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
William T. Brown Seaneen M. Brown 211 Scotland Place Nashville, TN 37205	Avenue Bank 111 10th Ave. S. Ste 200 Nashville, TN 37203	116-14-0-43.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Earl Bentz, a married man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William T. Brown and Seaneen M. Brown, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43, on the Plan of Belle Meade Subdivision, as of record in Book 1130, Page 3, Register's Office for Davidson County, Tennessee. Said Lots 42 and 43 front together 120 feet on the southerly margin of Scotland Place and extends back between parallel lines 150 feet to a line in the rear measuring 120 feet therein.

Being the same property conveyed to Earl Bentz, a married man by deed from Suntrust Bank, Trustee, of record in Instrument No. 20070926-0114566, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters shown on the plat of record in Book 1130, Page 3, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewer or record in Book 5787, Page 71, Register's Office for Davidson County, Tennessee.
3. All Assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 211 Scotland Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120003431 DEEDWARR
Recvd: 01/13/12 15:58 2 pgs
Fees:13.00 Taxes:1424.50
20120113-0004108

WITNESS my hand this 6th day of January, 2012.

Earl Bentz by Linda J. Ott, Attorney in Fact

Earl Bentz by Linda J. Ott, Attorney in Fact

Janet Bentz by Linda J. Ott, Attorney in Fact

Janet Bentz by Linda J. Ott, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Linda J. Ott, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Earl Bentz and Janet Bentz, of record in Book *_____, Page _____, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Earl Bentz and Janet Bentz and who acknowledged the execution of the same to be her free act and deed on behalf of said Earl Bentz and Janet Bentz. *Instrument # 20120113-0004107

Witness my hand at Brentwood, TN, this 6th day of January, 2012.

Lisa W. Carnes
Notary Public

My Commission Expires: 9/23/2013

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY