WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120006879 DEEDWARR
Recvd: 01/30/12 10:32 2 pgs
Fees:13.00 Taxes:743.70
20120130-0008164

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Affiant

Subscribed and Sworn to before me, this 26th day of January, 2012.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Cristen N. Brown Luke T. Brown 908 Weatherside Court Nashville, TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	114070B03600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jared Clark Brown, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Cristen N. Brown and husband Luke T. Brown**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 36 on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jared Clark Brown by deed dated 7/21/03 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20030724-0103919, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20021203-0148525, and PUD boundary plat of record in Book 9700, page 521, said Register's Office.

Subject to Convents, Conditions and Restrictions of record in Instrument No. 20021126-0146387, said Register's Office.

This is (x) improved ( ) unimproved property known as 908 Weatherside Court, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 26th day of January, 2012.

Jared Clark Brown

STATE OF MISSOURI
COUNTY OF

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

Witness my hand and official seal at Indp., Missouri, this 26th day of January, 2012.

Notary Public

My Commission Expires: 8/15/2015

MELODY RICHEY
My Commission Expires Aug. 15, 2015
Commission #11227382
Clay County
NOTARY PUBLIC NOTARY SEAL
STATE OF MISSOURI