THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1260

BILL GARRETT, Davidson County
Trans:T20120024495 DEEDWARR
Recvd: 04/04/12 11:30 2 pgs
Fees:13.00 Taxes:369.63
20120404-0028672

Property Address:
580 Highcrest Drive, Nashville, TN 37211
147-15-19

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jerry E. Brown**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **William E. Bishop**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 40 ON THE PLAN OF Whispering Hills, SECTION 1, as shown by Plat Book 2331, Page 83, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

Said Lot No. 40 fronts 99 feet on the northerly side of Highcrest Drive and runs back between the lines measuring 208 feet on the westerly line, and 210 feet on the easterly line, to a dead line in the rear, measuring 106.4 feet thereon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a will from James W. Brown, Executor of the Last Will and Testament of Rosetta Daven, dated December 29, 2011, and recorded January 9, 2012, in the Register of Deeds for the County of Davidson, as Document No. 20120109-0002310.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30th day of March, 2012.

Jerry E. Brown {Seal}
Jerry E. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2012, before me the undersigned officer, personally appeared Jerry E. Brown, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Jerry E. Brown
301 S. Sangamon Avenue
Gibson City, IL 60936

Grantee's Name, Address, Phone:
William E. Bishop
~~580 Highcrest Drive~~ 6103 MT PISGAH RD
~~Nashville, TN 37~~211 NASHVILLE TN 37211

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $99,900.00

Subscribed and sworn before me this the 30th day of March, 2012.

SELINA M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

(Affix Seal)

My Comm. Expires May 5, 2015

Affiant

Notary Public