BILL GARRETT, Davidson County
Trans:T20120030117 DEEDWARR
Recvd: 04/25/12 09:24 2 pgs
Fees:13.00 Taxes:673.40
20120425-0035278

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 8-4-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Browne, Jr.	Sumner Bank and Trust	10501003300
(NAME)	(NAME)	
910 15th Avenue South	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Hendersonville, TN, 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Neal Packard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Browne, Jr.**, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of B.F. Shields Heirs tract, as of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, described according to survey by E.L. Miller, Jr.,& Co. dated June 19, 1971, as follows:

Beginning at an iron pin in the easterly margin of 15th Avenue South, 198.2 feet North of Grand Avenue; thence, with the margin of 15th Avenue South, North 08 degrees 51' 13" East, 48.6 feet to an iron pin; thence South 82 degrees 10' East 141.1 feet to an iron pin in the westerly margin of Alley No. 434; thence with the same, South 08 degrees 51' 13" West, 48.2 feet to an iron post; thence North 82 degrees 21' 07" West 141.1 feet to the point of beginning.

Being the same property conveyed to Neal Packard by Warranty Deed from Eugene H. Wade, unmarried, dated August 15, 2008 and filed on August 18, 2008 in Instrument Number 20080818-0084344, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 910 15th Avenue South, Nashville, TN 37212

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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, their 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.

Witness our hands this **20th** day of **April, 2012**

Neal Packard by Kelly Callahan as attorney in fact

Neal Packard by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of April, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Neal Packard, and who acknowledged that she executed the same as the free act and deed of the said Neal Packard, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument NO. 20120425003527 said Register's Office.

Witness my hand and official seal this 20th day of April, 2012.

NOTARY

My Commission Expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY