(1)

BILL GARRETT, Davidson County
Trans:T20120049932 DEEDWARR
Recvd: 07/06/12 11:51 2 pgs
Fees:13.00 Taxes:660.45
20120706-0059598

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9057

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $178,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My Commission Expires: My commission expires November 21, 2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andrew Montpas Bridgette Barron 2311 Cabin Hill Road Nashville, TN 37214	New Owner	73-11-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan D. Brown, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Montpas and Bridgette Barron, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the revised Map of Sunset View, Section I, of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan D. Brown, an unmarried person, by deed from Robert T. Bailey, Jr., and wife, Cheree' F. Bailey, dated August 15, 2002, of record in Instrument No. 20020816-0099234, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor's spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2311 Cabin Hill Road, Nashville, TN 37214**.

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 Grantor covenants with the said Grantees that he is 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 further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of June, 2012.

Jonathan D. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan D. Brown, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2012.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012