THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12092008**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $461,000.00. Affiant Subscribed and sworn to before me, this24th day of October, 2012. Notary Public My Commission Expires: 1-6-2014

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

WARRANTY DEED

Address New Owner: Kevin Brown and Christina Brown 1127 Stonewall Jackson Court Nashville TN 37220	Send Tax Bills To: Tenn Loan, Inc. 2209 Crestmoor Road Suite 110 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 14511001300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Nail, Jr. and wife, Caroline P. Nail** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Brown and wife, Christina Brown** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Granny White Park, of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 320.0 feet on the Southwesterly side of Stonewall Jackson Court and extends back 236.5 feet on the Westerly line and 302.1 feet on the Southerly line being triangular in shape.

Conveyance of this property is subject to a ten-foot utility and drainage easement, anchor easement, 76-foot minimum building setback line from Stonewall Jackson Court and conditions of owner certificate as shown on plan of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee and restrictions of record in Book 4025, Page 341, said Register's Office.

Being the same property conveyed to John D. Nail, Jr. and Caroline P. Nail by Warranty Deed from Jane Clough and Janet D. Clough and James A. Clough, recorded on the 10th day of January, 2006 in Instrument No. 20060110-0003380, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Covenants, Conditions and Restrictions recorded in Book 4025, Page 341.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7757, Page 4.

This is improved property located at 1127 Stonewall Jackson Court Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 10/26/12 11:28 3 pgs
Fees:18.00 Taxes:1705.70
20121026-0098350

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2012.

John D. Nail, Jr.

Caroline P. Nail

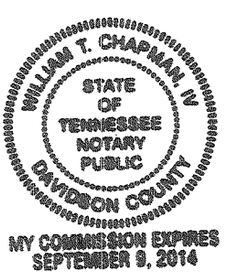
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John D. Nail, Jr. and Caroline P. Nail, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2012.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

