Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $126,200.00

Daniel W. Brown
Affiant

Subscribed and sworn to before me, this 28th day of December, 2012.

April N. Bradley
Notary Public
My commission expires: 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

06-1211-74935

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel W. Brown	Guaranty Trust Company	108-04-0-053.00
909 Wemberton Drive	316 Robert Rose Drive	
Nashville TN 37214	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip D. Pence IV and wife, Mary Ann Pence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel W. Brown and wife, Rachel A. Brown, hereinafter called the Grantees, their successors 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. 88, on the Plan of Section Two, Larchwood, of record in Book 5200, Pages 207 & 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip D. Pence, IV and Mary Ann Pence by deed from Cynthia Ann Freund, now Cynthia Ann Gibbs and husband Danny Gibbs, dated June 8, 2005, recorded June 17, 2005, of record in Instrument No. 20050617-0069523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 Wemberton Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120100006 DEEDWARR
Recvd: 12/31/12 13:22 2 pgs
Fees:13.00 Taxes:466.94
20121231-0120731

WITNESS my hand this 28th day of December, 2012.

Philip D. Pence IV

Mary Ann Pence

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip D. Pence IV and Mary Ann Pence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of December, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD