| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF SUMNER<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2012.<br>Notary Public<br>MY COMMISSION EXPIRES: 4-23-14<br>(AFFIX SEAL) |
|---|---|

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslie Allen Brown | Sumner ~~County~~ Bank & Trust | |
| (NAME) 201 Thistle Lane | (NAME) 967A Grassland Dr | 086140A20100CO |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Gallatin TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20122068 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equity Trust Company Custodian FBO Alvin D. Hale IRA**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Leslie Allen Brown**, a single man, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 201 on the plat of Hermitage Meadows Subdivision, Stage Three of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Daryl Spicer by Special Warranty Deed from The Bank of New York Mellon fkn The Bank of New York as Trustee, dated May 4, 2012 and filed of record in Instrument 20120529-0046019, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Equity Trust Company Custodian FBO Alvin D. Hale IRA, by Warranty Deed from Daryl Spicer, dated June 4, 2012, and filed of record in Instrument 20120606-0049364, Register's Office aforesaid.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, page 365, and the By-Laws appended thereto, of record in Book 6034, Page 383, amended in Book 7660, page 612, further amended in Instrument No. 20010327-0029002, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 201 Thistle Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20130000502 DEEDWARR
Recvd: 01/03/13 09:31 2 pgs
Fees: 13.00 Taxes: 340.40
20130103-0000616

Witness my hand this 19th day of December, 2012.

Equity Trust Company Custodian FBO Alvin D. Hale IRA

By: Jeffrey S. Brown

CORPORATE ALTERNATE SIGNER

ROBERT L SMITH

STATE OF Ohio

COUNTY OF Lorain

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffrey S. Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the CORPORATE ALTERNATE SIGNER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 19th day of December, 2012.

Commission expires:

Notary Public

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016