True Copy Certification

Davidson County DEEDWARR
Recvd: 03/01/13 08:03 4 pgs
Fees:22.00 Taxes:0.00
20130301-0020381

I, **Jana Leeland**, 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.

Jana Leeland
Signature

State of **Arizona**
County of **Maricopa**
Personally appeared before me, **Thida Bratton**, a notary public for this county and state, **Jana Leeland** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thida Bratton
Notary's Signature

My Commission Expires: 10.30.14
Notary' Seal (if on paper)

OFFICIAL SEAL
THIDA BRATTON
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 30, 2014

THIDA Bratton
10-30-2014

This instrument prepared by:
James W. Brown, III
5769 Mount View Road
Antioch, Tennessee 37013

Order: 3621544a

FIRST AMERICAN TITLE INSURANCE

1/2 3621544

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James W. Brown, III	James W. Brown, III	
5769 Mount View Road	5769 Mount View Road	16400020000
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **James W. Brown, III, a married man who acquired title as an unmarried man** has this day bargained and sold, and does hereby transfer and convey unto the said **James W. Brown, III, a married man, as his sole and separate property**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to James W. Brown, III, unmarried by Deed from **Federal National Mortgage Association** of record in Document No. 20090527-0048638, said Register's Office.

The express purpose of this conveyance is to Change Marital Status.

This is unimproved ( ) property known as 5769 Mount View Road, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 21ST day of February, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. Brown, III

Nicole N. Brown

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Ellen F. Gammon, a Notary Public in and for said County and State, **James W. Brown, III and Nicole N. Brown** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 21ST day of February, A.D., 2013.

NOTARY STAMP/SEAL

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ellen F. Gammon

NOTARY PUBLIC

Notary Commission Expires: 5/24/14

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

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

Subscribed and sworn to before me this the 21st day of February, 2013.

(Affix Seal)

James W. Brown

Affiant

Ellen F. Gammon

Notary Public

My Commission Expires: 5/20/14

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ellen F. Gammon

5/20/2014

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT 3 OF THE DIVISION OF THE RUCKER FARM, OF RECORD IN PLAT BOOK 1424, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO SURVEY BY GEORGE W. WATKINS AND SONS, DATED JULY 3, 1971, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF MT. VIEW ROAD, SAID IRON PIN BEING LOCATED AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO CHARLES M. ANGLIN AND WIFE, SHEILA D. ANGLIN BY DEED OF RECORD IN BOOK 4531, PAGE 246, SAID REGISTER'S OFFICE; THENCE N 85° 30' W, 899.3 FEET TO AN IRON PIN; THENCE N 53° 22' E, 255.4 FEET TO AN IRON PIN; THENCE S 85° 30' E, 718.1 FEET TO A POINT IN THE WESTERLY MARGIN OF MT. VIEW ROAD; THENCE WITH SAME S 8° 19' W, 168.4 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES, NOT INCLUDING ROAD; AND

BEING THE SAME PROPERTY CONVEYED TO JAMES W. BROWN, III, UNMARRIED, BY SPECIAL WARRANTY DEED DATED MAY 4, 2009 AND RECORDED MAY 27, 2009, OF RECORD IN INSTRUMENT NO. 20090527-0048638, IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE.