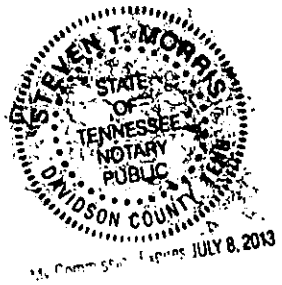
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 7-8-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad W. Brothers	Sumner Bank & Trust	
(NAME)	(NAME)	08112035200
1606 7th Avenue N.	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J & D Homes, LLC**, A Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad W. Brothers and wife, Lara Brothers**, hereinafter called the Grantees, their heirs 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 the south one-half of Lot No. 46 on the Map of McGavocks Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee, described as follows to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to J & D Homes, LLC, by deed from David S. Vandygriff, married, dated 08/06/2012, by deed of record in Instrument No. 201209070081078, in the said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1606 7th Avenue N., Nashville, TN 37208

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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:T20130023339 DEEDWARR
Recvd: 03/21/13 15:18 2 pgs
Fees:13.00 Taxes:1184.00
20130321-0028238

representatives, 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 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.

Witness our hands this ~~18th~~ 15th day of **March, 2013**

J & D Holmes, LLC

BY: _____

Jarred McNeal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jarred McNeal, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Authorized Member of J & D Holmes, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of ~~KC Development, LLC~~ J & D Homes, LLC

WITNESS my hand and official seal at Hendersonville, Tennessee, this 15th day of March, 2013..

_____
NOTARY

MY COMMISSION EXPIRES: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016