BILL GARRETT, Davidson County
Trans:T20130035639 DEEDWARR
Recvd: 04/30/13 14:55 2 pgs
Fees:13.00 Taxes:1442.63
20130430-0043150

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of April, 2013, by and between James R Brown and Lisa Brown, husband and wife, party of the first part, and Jaime Barwig and Jeffrey Slutz, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the easterly 52' of Lot No. 1, on the Plan of H.M.Doak's Subdivision of land in the old 18th District of Davidson County, Tennessee, as of record in Book 332, Page 22, of the Register's Office of Davidson County, Tennessee.
Said easterly part of Lot No. 1 fronts 52' on the northerly side of Greenwood Avenue and runs back between parallel lines with the west line of Lot No. 2 on said Plan, 200' to an alley, the west line of said 52' of ground being 168' east from the east margin of 14th Street.

Being all or part of the same property conveyed to James R. Brown, by virtue of that certain Warranty Deed dated July 21, 2006, at Instrument No. 20060725-0089380 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James R Brown

Lisa Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James R Brown and Lisa Brown, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Jeffrey Slutz and Jaime Harwig

Tax Parcel No 0830204600

Property Address: 1407 Greenwood Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: **F & M Bank**
50 Franklin Street
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $389,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2013.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY