THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13030013

BILL GARRETT, Davidson County
Trans:T20130036022 DEEDWARR
Recvd: 05/01/13 13:38 2 pgs
Fees:13.00 Taxes:3145.00
20130501-0043734

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me, this29th day of April, 2013.

Notary Public
My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Brown and Daniel Brown 316 Greenway Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0 344.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terracotta Investments, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Brown and Daniel Brown, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 280, RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", as shown on plat of record in Plat Book 332, Page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from James M. Reese to Terracotta Investments, LLC as recorded on the 22nd day of June, 2012 in Instrument No. 20120622-0055042; Quitclaim Deed from Lee Brents Reese, an unmarried person to James M. Reese as recorded on the 29th day of July, 1994 in Deed Book 9422, Page 190; Warranty Deed from Kelton E. Carter and wife, Jacqueline Carter to Thomas L. Reese and wife, Lee Brents Reese as recorded on the 8th day of May, 1956 in Deed Book 2537, Page 611 and Affidavit of Kate Rosenthal, Attorney as recorded on the 13th day of August, 2012 in Instrument No. 20120813-0072247, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", as recorded in Plat Book 332, Page(s) 174.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20121113-0104296.

Notice of Completion recorded in Instrument No. 20130412-0036437.

This is improved property located at 316 Greenway Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2013.

Terracotta Investments, LLC
Steven P. Colman, Sole Member
by Kate Rosenthal
attorney in fact

By: Steven P. Colman, Sole Member, by Kate Rosenthal, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she the attorney in fact for Steven P. Colman, Sole Member of Terracotta Investments, LLC, 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, at office, this 29th day of April, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2013