This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13563

Davidson County DEEDWARR
Recvd: 06/05/13 14:50 3 pgs
Fees:18.00 Taxes:502.83
20130605-0057275

Send Tax Bills To:
Peoples Home Equity
150 N Seven Oaks
Knoxville, TN 37922

New Owner is:
Brianne Brown
3108 Windsail Trail
Antioch, TN 37013

MAP: 150-16-0A

PARCEL: 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Andre Minnifee and wife, Rita Minnifee**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brianne Brown and husband, Robert Jermaine Brown**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3108 Windsail Trail, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the plan of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Andre Minnifee and wife, Rita Minnifee, by Warranty Deed from Ralph Stevens, dated 9/30/04 and recorded 10/11/04 in Instrument No. 20041011-0122609, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of ~~June,~~ May AM PM 2013.

GRANTOR(S):

ANDRE MINNIFEE

RITA MINNIFEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Andre Minnifee and Rita Minnifee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of ~~June,~~ May 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,900.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of ~~June~~ May, 2013.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My commission expires: MAR 08 2016

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)