BILL GARRETT, Davidson County
Trans:T20130054442 DEEDWARR
Recvd: 06/27/13 09:35 2 pgs
Fees:13.00 Taxes:1156.25

20130627-0066002

WARRANTY DEED

CK13-1125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1886 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jacob Brown	Mail Owner (NAME)	
1125 Douglas Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	072-13-420.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid herelnafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN WILLIAM MCBRIDE AND WIFE, MONICA MCBRIDE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL JACOB BROWN AND WIFE, MARGARET W. BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 6 on the Plan of Sharpe & Horn's 4th Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of East Douglas Avenue and runs back between parallel lines, along the westerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Ryan William McBride, unmarried by Deed from Deborah Peters-Thomas, unmarried D/B/A Classic Renovations, and Amy Georgiades, unmarried of record in Instrument No. 20080530-0055136, Register's Office for Davidson County, Tennessee, dated May 15, 2008 and recorded on May 30, 2008.

Monica McBride, wife of Ryan William McBride, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) properly, known as 1125 Douglas Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this 25th day of June, 2013.

Ryan William McBride

Monica McBride

STATE OF ILLINOIS
COUNTY OF Lake

On this the 25th day of June, 2013, before me personally appeared Ryan William McBride and Monica McBride, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2013.

Notary Public

My Commission Expires: May 11, 2017

(SEAL)

OFFICIAL SEAL
TERRI J SOLOMON
Notary Public - State of Illinois
My Commission Expires May 11, 2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959