BILL GARRETT, Davidson County
Trans: T20130061359 DEEDWARR
Recvd: 07/18/13 13:27 2 pgs
Fees: 13.00 Taxes: 684.50
20130718-0074469

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAVES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Brown 9134 Old Charlotte Pike Pegram, TN 37143	Same address as new owner	126000024.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHARLES M. BROWN AND WIFE, BRENDA F. BROWN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **AMY BROWN AND SHANNON D. BROWN, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineer Surveyors, on June 29, 1957, as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point being north 2 deg. east 725 feet from the northwesterly intersection of said road and U.S. Highway 70; thence north 88 deg. west 698.2 feet to a point; thence north 8 deg. 49' east 151 feet to a point; thence south 88 deg. east 680.7 feet to a point in the westerly margin of said road; thence southwardly with the margin of the same, 150 feet to the beginning.

Being the same property conveyed to Charles M. Brown and wife, Brenda F. Brown, by Warranty Deed from Lynda K. Downing, unmarried, dated 9/7/1984, recorded 9/7/1984, of record in Book 6376, Page 703, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 9134 Old Charlotte Pike, Pegram, TN 37143.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of July, 2013.

Charles M. Brown
CHARLES M. BROWN

Brenda F. Brown
BRENDA F. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles M. Brown and Brenda F. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of July, 2013.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014