Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $309,900.00

Affiant

Subscribed and sworn to before me, this 25th day of July 2013.

Notary Public
My commission expires: 5-20-16

Davidson County DEEDWARR
Recvd: 07/26/13 08:54 3 pgs
Fees:18.00 Taxes:1146.63
20130726-0077450

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Brown 1519 Kirkwood Ave Nashville TN 37212-0000	Same	11704029300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas Wayne Day and wife Wendy Suzanne Day hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Brown hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 on the Plan of Victoria Place of record in Plat Book 332 Page 10 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Wayne Day and wife Wendy Suzanne Day of record in Instrument No. 20071127-0137580 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Victoria Place of record in Book 332 Page 10 Register's Office for Davidson County, Tennessee

This property is improved property known as 1519 Kirkwood Ave, Nashville, Tennessee 37212-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of July, 2013.

Thomas Wayne Day

Wendy Suzanne Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Wayne Day and Wendy Suzanne Day, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 25th day of July, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07802

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

