(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130076531 DEEDWARR
Recvd: 09/04/13 15:02 2 pgs
Fees:13.00 Taxes:4643.50
20130904-0093300

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chris Conk
3517 Woodmont Boulevard
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Tennessee Bank & Trust
4007 Hillsboro Rd.
Nashville, TN 37215

MAP	**117-05**
GROUP	**O**
PARCEL	**158.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clinton G. Brown and wife, Tammy P. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christopher Conk and wife, Karmyn Conk**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block 7, on the Plan of Woodmont Estates, of record in Plat Book 974, page 29, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 196.1 feet on the southerly margin of Woodmont Boulevard, and extends back 305.0 feet on the westerly line and 335.0 feet on the easterly lines, which is a broken line, to a line on the rear on which it measures 85.0 feet.

Being the same property conveyed to Clinton G. Brown and wife, Tammy P. Brown by deed from Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, of record in Instrument # 20051219-0152140, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **3517 Woodmont Boulevard, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said

GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **30th** day of **August, 2013.**

Clinton G. Brown

Tammy P. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clinton G. Brown and wife, Tammy P. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2013.

Thomas I. Bottom
NOTARY PUBLIC

THOMAS I. BOTTOM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,255,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016