Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122 13-0742

BILL GARRETT, Davidson County
Trans: T20130080248 DEEDWARR
Recvd: 09/17/13 09:20 2 pgs
Fees: 13.00 Taxes: 473.23
20130917-0097608

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 127,900.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2013.

Notary Public

My commission expires: 3-7-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HEIDI K. ROBINSON	First Community Mtg.	
2812 PENN MEADE DR.	P O Box 246	**052-13-0B/196.00CO**
NASHVILLE, TN 37214	Union City, TN 38281	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

FLOYD W. BROWN JR. and KIMBERLY L. BROWN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HEIDI K. ROBINSON

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. 6 on the Plan of River Glen, Phase III, Section 1, as of record as Instrument No. 20011207-013504 I , Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO FLOYD W. BROWN JR. AND KIMBERLY L. BROWN, HUSBAND AND WIFE, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, DATED 05/17/2002 RECORDED ON 06/05/2002 IN INSTRUMENT NO. 20020605-0067926 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2812 PENN MEADE DR., NASHVILLE, TN 37214.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 13th day of September, 2013.

FLOYD W. BROWN JR.

KIMBERLY L. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, FLOYD W. BROWN JR. and KIMBERLY L. BROWN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016