WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (MB)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Innocent Hitimana Brown	Primary Residential Mortgage, Inc.	Parcel ID:
693 Lake Terrace Drive	1480 North 2200 West	15002008800
Nashville, TN 37217	Salt Lake City, UT 84116	

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 acknowledged, we

Arlene J. Mulligan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Innocent Hitimana Brown and Jacqueline Uwimbabazi, husband and wife
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. 126 on the Plan of Revised, Castlegate, Section 2-A, of record in Book 5200, Pages 9 & 10, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melvin R. Mulligan and wife, Arlene J. Mulligan by deed from Henry Allen Byrd and wife, Linda Gilbert Byrd, of record in Book 6932, Page 590, said Register's Office. The said Melvin R. Mulligan now being deceased and the title is vested in Arlene J. Mulligan as surviving tenant by the entirety.

This conveyance is subject to Restrictions of record in Book 4649, Page 295, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 9 & 10, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 693 Lake Terrace Drive, Nashville, TN 37217

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 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 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 hand this 16th day of September, 2013.

Arlene J. Mulligan

BILL GARRETT, Davidson County
Trans: T20130081720 DEEDWARR
Recvd: 09/20/13 11:07 2 pgs
Fees: 13.00 Taxes: 462.50

20130920-0099293

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlene J. Mulligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2013.

My Commission Expires: 8/23/16

Notary Public

