BILL GARRETT, Davidson County
Trans:T20130086460 DEEDWARR
Recvd: 10/07/13 10:13 2 pgs
Fees:13.00 Taxes:1637.25
20131007-0104978

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $442,500.00

Naoma Donnelley
Affiant

Subscribed and sworn to before me, this 4th day of October 2013.

Etta Carter
Notary Public
My commission expires: 11/2/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Naoma Donnelley 1521 Russell Street Nashville, TN 37206	NEW OWNER	083130379 00

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, **Dennis B. Brown, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Naoma Donnelley, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 62.2 feet of the southerly 100.0 feet of Lot No. 62 of Block G of the Plan of Lindsley Property, a plan of which is recorded in Plan Book 2, Page 92, in the Chancery Court for Nashville, Tennessee.

SAID part of said Lot No. 62 fronts 62.2 feet on the northerly side of Russell Street and extends back northwardly between parallel lines with the westerly line of 16th Street, 110.0 feet to a dead line.

Being the same property conveyed to Dennis B. Brown and Henry Thomas Brady, both unmarried, as Joint Tenants with Right of Survivorship, by Deed from Charles T. Crawford, a single person, recorded on May 25, 2005 in Instrument Number 20050525-0059109, Register's Office for Davidson County, Tennessee. Being further conveyed to Dennis B. Brown, an unmarried man, by Quitclaim Deed from Henry Thomas Brady, an unmarried man, recorded on February 17, 2009 in Instrument Number 20090217-0013187, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1521 Russell Street, Nashville, TN 37206

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 the 4th day of October, 2013.

Dennis B. Brown

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 **Dennis B. Brown,** 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 the 4th day of October, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2013092738