THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***121,000.00.

Affiant

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

Notary Public

My Commission Expires: 9-9-2014

ADDRESS OF NEW OWNER

Dennis Brown
704 Florence Circle
Madison, Tennessee 37115

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 052-06-0
PARCEL 054.00

BILL GARRETT, Davidson County
Trans:T20130086881 DEEDWARR
Recvd: 10/08/13 09:46 2 pgs
Fees:13.00 Taxes:447.70
20131008-0105491

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty One Thousand and 00/100 Dollars ($***121,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Matthew Greer Kingrey, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Dennis Brown, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Map of Madison Heights Subdivision, Section No. 1, of record in Plat Book 1424, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Matthew Greer Kingrey an unmarried man, by Special Warranty Deed dated July 13, 2009, from Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, of record as Instrument No. 20090730-0071346 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Florence Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Madison Heights Subdivision, Section No. 1, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 4th day of October, 2013.

Matthew Greer Kingrey

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 Matthew Greer Kingrey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2013.

Notary Public

My Commission Expires: 8.21.17

