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

13-0835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans: T20130094839 DEEDWARR
Recvd: 11/06/13 11:07 2 pgs
Fees: 13.00 Taxes: 492.10
20131106-0115128

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron M. Mrozik	First Community Mortgage, Inc.	084-11-0
(NAME)	(NAME)	(MAP)
2321 Dennywood Drive	275 Robert Rose Drive	127.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kevin Christopher Brown and wife, Amy Staggs Brown**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Aaron M. Mrozik, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of a Subdivision of C.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, Pages 27 and 28, 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 Amy L. Staggs person by Warranty Deed from Charles Appleton, and wife, Pam Appleton of record at Instrument No. 20060407-0040486, Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 07, 2006; and further

Being the same property conveyed to Kevin Christopher Brown, an interest to create an estate by the entireties, by Warranty Deed from Amy L. Staggs n/k/a Amy Staggs Brown of record at Instrument No. 20111024-0082280, Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 24, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2321 Dennywood Drive, Nashville, Tennessee 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 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 our hands this 4th day of November, 2013.

Kevin Christopher Brown

Amy Staggs Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin Christopher Brown and Amy Staggs Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of November, 2013.

Notary Public

My Commission Expires: 7/11/2015

John M. Wells
State of Tennessee Notary Public
Davidson County