THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31524-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 26th day of November, 2013. Notary Public My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Dameion A. Hughes 4204 Kings Court Nashville, TN 37218	**Send Tax Bills To:** Primary Residential Mtg 1480 N. 2200 West Salt Lake City, UT 84116	**Tax Information:** Map and Parcel No.: 058 150 01800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian St. Pe Brown, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dameion A. Hughes, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4204 Kings Court, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130100891 DEEDWARR
Recvd: 12/02/13 10:45 3 pgs
Fees:18.00 Taxes:888.00
20131202-0122299

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of November, 2013.

Ian St. Pe Brown by [signature] Attorney-In-Fact

Ian St. Pe Brown
BY: Gerald G. Patterson, Attoney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, 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, and who further acknowledged that he is the Attorney-In-Fact for the said Ian St. Pe Brown and is authorized by the said Ian St. Pe Brown to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of November, 2013.

[signature]
Notary Public

My Commission Expires:

KATHRYN FORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Royal Crest Subdivision, of record in Plat Book 3700, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ian St. Pe Brown by deed from Harold W. Jordan and wife, Geraldine C. Jordan, of record in Instrument No. 20130626-0065568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 058 150 01800.
2. Restrictive covenants contained in an instrument of record in Book 4059, page 174, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3700, page 86, Register's Office for Davidson County, Tennessee.
4. Easement for right of way of record in Book 3103, page 52, Register's Office for Davidson County, Tennessee.