THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 12-27-15 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CAITLIN E. SMITH HAMILTON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TNG Contractors, LLC	New owner	MAP 144-03
74 Trimble Street		PARCEL 028.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Walter U. Brown, Jr., and wife, Lynda N. Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TNG Contractors, LLC , a limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 42 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, 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 Walter U. Brown, Jr., and wife, Lynda N. Brown by Deed from Lynda N. Brown of record at Instrument No. 20130306-0022167, Register's Office for Davidson County, Tennessee, dated March 1, 2013 and recorded on March 6, 2013.Being the same property conveyed to Lynda N. Brown by Deed from Walter U.. Brown Jr., of record at Instrument No. 20021023-0130102, Register's Office for Davidson County, Tennessee, dated October 18, 2002 and recorded on October 23, 2002Being the same property conveyed to Walter U. Brown, Jr., and wife, Lynda N. Brown by Deed from Robert H. Chilton Jr., and wife, Barbara H. Chilton of record at Book 5430, page 390, Register's Office for Davidson County, Tennessee, dated May 1, 1979 and recorded on May 3, 1979.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1080 Lynnwood Blvd., Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20130106386 DEEDWARR
Recvd: 12/23/13 10:25 2 pgs
Fees:13.00 Taxes:2590.00
20131223-0129106

2257

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 the 19th day of December, 2013.

Lynda N. Brown

Lynda N. Brown

Walter U. Brown, Jr. by Lynda N. Brown attorney in fact

Walter U. Brown, Jr. by Lynda N. Brown, Attorney-in-Fact

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 **Lynda N. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Lynda N. Brown** 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 on behalf of **Walter U. Brown, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Walter U. Brown, Jr.**.

Witness my hand and official seal this the 19th day of December, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public