THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010034** BILL GARRETT, Davidson County Trans:T20140007621 DEEDWARR Recvd: 02/03/14 11:08 3 pgs Fees:18.00 Taxes:666.00 20140203-0009305	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2014. Notary Public My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chance Paul McCoy 811 Mitchell Road Nashville TN 37206	New Owner	Tax Parcel ID No. 83-12-152.00

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, **Robert Dale Brown** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chance Paul McCoy**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 192, ROSEWOOD HEIGHTS, SECTION FIVE, as shown on plat of record in Plat Book 2331, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jon J. Tucci, Trustee to Cora Mai Brown, John Douglas Brown, Sr., and Robert Dale Brown as tenants in common with the right of survivorship as recorded on the 23rd day of April, 1997 in Deed Book 10425, Page 842; The said Cora Mai Brown having died on August 26, 2013 in Davidson County, Tennessee, and John Douglas Brown, Sr. having died June 14, 2011 in Davidson County, Tennessee.

Quit Claim Deed from John Douglas Brown and wife, Mary Brown, Robert Dale Brown and wife, Shirley Brown, and Donald Ray Brown and wife, Laverne Brown to Cora Mai Brown as recorded on the 30th day of March, 1976 in Deed Book 5010, Page 146;

Warranty Deed from James S. Jones and Charles R. Land to Robert Leonard Brown (having died August 2, 1973 in Davidson County, Tennessee) and wife, Cora Mai Brown, Hattie Mai Brown, and Luetishia Brown as recorded in Deed Book 2603, Page 129, in the Register's Office of Davidson County, Tennessee (executed December 3, 1956).

The interest of both Hattie Mai Brown and Luetisha Brown having been addressed in Affidavits of Heirship of record in Instruments No. 20140203-0009301 and 20140203-0009302 in the Register's Office of Davidson County, Tennessee. and 20140203-0009303 and 20140203-0009304

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEWOOD HEIGHTS, SECTION FIVE, as recorded in Plat Book 2331, Page(s) 39.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4007, Page 29.

This is improved property located at 811 Mitchell Road Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2014.

Robert Dale Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Dale Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2014.

Notary Public

My Commission Expires: 09-09-14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014