THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Anthonio D. Tucker<br>1449 Aaronwood Drive<br>Antioch, TN 37138 | New Owner | 119-06-0-019.00 |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lisa B. Brown (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Anthonio D. Tucker dba ADT Investment Co. and its successors and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lots 141 and 142, SUBDIVISION OF LOTS 3 AND 4 AND PARTS OF LOTS 5 AND 6, CUMBERLAND NURSERIES, as shown on plat of record in Plat Book 332, Page 148, 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 James Brown a/k/a James L. Brown, unmarried to Lisa B. Brown, unmarried as recorded on the 31st day of January, 2014 in Instrument No. 20140131-0008691; Quitclaim Deed from Affordable Dreams, Inc. to James Brown as recorded on the 13th day of March, 2008 in Instrument No. 20080313-0025241; Amended Final Decree Confirming Sale as recorded on the 25th day of May, 2004 in Instrument No. 20040525-0061473 and Deed from Full Gospel Mission Church to Jim L. Baker and wife, Edna M. Baker as recorded on the 25th day of August, 1994 in Deed Book 9445, Page 330, in the Register's Office of Davidson County, Tennessee.**

BILL GARRETT, Davidson County
Trans:T20140019338 DEEDWARR
Recvd: 03/24/14 09:52 3 pgs
Fees:18.00 Taxes:207.20
20140324-0023773

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 102 Lutie Street, Nasvhille, TN 37210.

Said property is conveyed subject to the following matters:

1. Real Property Taxes for the year 2014 and subsequent years, not yet due and payable.
2. All matters shown on plat of record in Plat Book 322, Page 148, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 21st day of March, 2014.

Lisa B. Brown

STATE OF TENNESSEE )

COUNTY OF SUMNER )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $56,000.00.

Affiant

Sworn to and subscribed before me this 21ST day of March, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF TENNESSEE )

COUNTY OF SUMNER )

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lisa B. 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 21st day of March, 2014.

Notary Public

My Commission Expires:

03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY