BILL GARRETT, Davidson County
Trans:T20140021624 DEEDWARR
Recvd: 04/01/14 09:47 4 pgs
Fees:23.00 Taxes:925.00

20140401-0026687

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0048HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Roger Coleman Brown
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2014.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Edward Brado 8767 Hester Beasley Road Nashville, TN 37221	New Owner	169-00-0-037.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Roger Coleman Brown, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Edward Brado and Marissa Joy Childers, both unmarried as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING SOUTH OF STATE HIGHWAY 100 IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY STATE HIGHWAY 100 ON THE NORTH; ETHEL MAI CROWDER, WINSTON CROWDER, DOROTHY CROWDER BRANNON AND DAVID EUGENE BRANNON ON THE EAST; ROGER C. BROWN'S TRACTS 2 AND 3 ON THE SOUTH; HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTY ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT OF WAY OF STATE HIGHWA Y 100 (33' FROM THE CENTER), THE NORTHEAST CORNER OF HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTY (REF. DEED BOOK 7738 PAGE 634 R.O.D.C.); THENCE LEAVING HARPETH VALLEY AND WITH THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=02°48'59"; RADIUS=3853.00'; ARC=189.40'; TANGENT=94.72'; CHORD=N78°19'14"E 189.38' TO AN IRON PIN SET IN THE WEST LINE OF ETHEL MAI CROWDER'S REMAINDER (REF. DEED BOOK 2481 PAGE 159 R.O.D.C.); THENCE LEAVING STATE HIGHWAY 100 AND WITH ETHEL MAI CROWDER'S WEST LINE S00°01'12"E 39.80' TO AN IRON PIN SET; THENCE S34°23'39"E 116.80' TO AN IRON PIN SET IN THE CENTER OF A PRIVATE DIRT ROAD; THENCE WITH THE CENTER OF SAID DIRT ROAD

THENCE CONTINUING WITH THE CENTER OF SAID DRIVE WITH THE WEST LINES OF WINSTON CROWDER (REF. DEED BOOK 4081 PAGE 831 AND DEED BOOK 1336 PAGE 258 R.O.D.C.) S05°39'43"E 157.36' TO AN IRON PIN SET; S02°48'01"E 83.53' TO AN IRON PIN SET; THENCE CONTINUING WITH THE CENTER OF SAID DRIVE WITH THE WEST LINES OF DOROTHY CROWDER BRANNON (REF. DEED BOOK 5005 PAGE 469 R.O.D.C.) AND THEN WITH DAVID EUGENE BRANNON (REF. DEED BOOK 4734 PAGE 764 AND DEED BOOK 5844 PAGE 613 R.O.D.C.) S08°30'49"E 156.09' TO AN IRON PIN SET; THENCE S00°59'42"E 118.14' TO AN IRON PIN SET NEAR THE FORKS OF A SECOND PRIVATE DRIVE; THENCE LEAVING DAVID EUGENE BRANNON AND WITH THE CENTER OF THE SECOND PRIVATE DRIVE WITH THE NORTH AND WEST LINES OF ROGER COLEMAN BROWN'S TRACT 3 FOLLOWING THE CENTER OF SAID DRIVE, S26°19'56"W 43.01' TO AN IRON PIN SET; THENCE S44°43'34"W 107.08' TO AN IRON PIN SET; THENCE S23°58'49"W 114.78' TO AN IRON PIN SET AT THE FORKS OF ANOTHER PRIVATE DRIVE AND BEING THE NORTHEAST CORNER OF ROGER COLEMAN BROWN'S TRACT 2; THENCE LEAVING TRACT 3 AND WITH THE NORTH LINES OF TRACT 2 FOLLOWING THE CENTER OF SAID PRIVATE DRIVE N45°23'31"W 127.00' TO AN IRON PIN SET; THENCE N54°23'19"W 43.00' TO AN IRON PIN SET; THENCE N69°08'08"W 80.28' TO AN IRON PIN SET; THENCE N79°23'09"W 72.07' TO AN IRON PIN SET IN THE EAST LINE OF EMMETT E DODSON (REF. DEED BOOK 6651 PAGE 570 R.O.D.C.); THENCE LEAVING BROWN'S TRACT 2 AND WITH FIRST WITH DODSON AND THEN WITH A SECOND HARPETH VALLEY UTILITIES DISTRICT TRACT (REF. INSTRUMENT #20000310-0025144, R.O.D.C.) N08°19'34"E 135.63' TO AN EXISTING IRON PIN (INSIGNIA "BWSC"), THE SOUTH EAST CORNER OF THE AFOREMENTIONED HARPETH VALLEY UTILITIES FIRST TRACT; THENCE WITH HARPETH VALLEY UTILITIES FIRST TRACT WITH A FENCE LINE N07°05'52"E 587.11' TO THE POINT OF BEGINNING, AND BEING TRACT 1 OF THE ROGER COLEMAN BROWN PROPERTY FROM MILDRED CHRISTINE DEAL BROWN AS RECORDED IN DEED BOOK 8099 PAGE 897 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MAY 04, 2007.

TRACT 2

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING NORTH OF HESTER BEASLEY ROAD IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE SOUTH; JOSHUA M. GUNNELS AND EMMETTE DODSON ON THE WEST; ROGER C. BROWN'S TRACT 1 ON THE NORTH; ROGER C. BROWN'S TRACT 3 ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTH SIDE OF HESTER BEASLEY ROAD IN THE EAST LINE OF JOSHUA M. GUNNELS (REF. INSTRUMENT #20050302-0023183 R.O.D.C.) THENCE LEAVING HESTER BEASLEY ROAD AND WITH GUNNELS' EAST LINE N09°45'12"E 514.15' TO AN EXISTING IRON PIN AT A FENCE CORNER, THE SOUTHEAST CORNER OF EMMETTE DODSON (REF. DEED BOOK 6651 PAGE 570 R.O.D.C.); THENCE LEAVING GUNNELS AND WITH DODSON'S EAST LINE N08°19'34"E 339.15' TO AN IRON PIN SET IN AN OLD DIRT DRIVE, THE SOUTHWEST CORNER OF ROGER C. BROWN'S TRACT 1; THENCE LEAVING DODSON AND RUNNING DOWN THE CENTER OF SAID DRIVE WITH TRACT 1, S79°23'09"E 72.07' TO AN IRON PIN SET; THENCE S69°08'08"E 80.28' TO AN IRON PIN SET; THENCE S54°23'19"E 43.00' TO AN IRON PIN SET; THENCE S45°23'31"E 127.00' TO AN IRON PIN SET AT THE FORKS OF A SECOND PRIVATE DIRT DRIVE AND BEING IN THE WEST LINE OF ROGER C. BROWN'S TRACT 3; THENCE LEAVING TRACT 1 AND WITH THE WEST LINE OF TRACT 3 FOLLOWING THE CENTER OF SAID DIRT DRIVE TO IRON PIN SET THIS SURVEY FOR THE FOLLOWING 10 CALLS: S13°08'29"W 107.22'; S16°14'21"W 68.12'; S08°48'24"W 85.26'; S13°51'44"W 90.34'; S24°14'58"W 62.71'; S38°33'30"W 59.53'; S33°24'07"W 54.74'; S28°47'34"W 66.15'; S39°43'56"W 41.37'; S52°05'46"W 102.80' TO AN IRON PIN SET; THENCE S04°30'31"W 37.11' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE LEAVING BROWN'S TRACT 3 AND WITH THE CENTER OF HESTER BEASLEY ROAD S71°31'23"W 104.17' TO A POINT, THE SOUTHEAST CORNER OF THE AFOREMENTIONED JOSHUA M. GUNNELS; THENCE WITH GUNNELS' EAST LINE N09°45'12"E 28.37' TO THE POINT OF BEGINNING, AND BEING TRACT 2 OF THE ROGER COLEMAN BROWN PROPERTY FROM MILDRED CHRISTINE DEAL BROWN AS RECORDED IN DEED BOOK 8099 PAGE 897 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MAY 04, 2007.

TRACT 3

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING NORTH OF HESTER BEASLEY ROAD IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE EAST AND SOUTH; ROGER C. BROWN'S TRACT 2 ON THE WEST; ROGER C. BROWN'S TRACT 1, DAVID E. BRANNON, JESUS CHRIST FELLOWSHIP MINISTRIES AND WILLIAM McNEIL ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET ON THE NORTH SIDE OF HESTER BEASLEY ROAD IN THE CENTER OF A PRIVATE DRIVE AND BEING IN THE SOUTH LINE OF WILLIAM McNEIL (REF. DEED BOOK 3340 PAGE 297 R.O.D.C.) THENCE WITH McNEIL'S SOUTH LINE AND WITH THE CENTER OF SAID PRIVATE DRIVE S43°47'21"E 26.02' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD AT THE INTERSECTION OF HASELTON ROAD; THENCE LEAVING McNEIL AND WITH THE CENTER OF HESTER BEASLEY ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=23°33'06"; RADIUS=106.69'; ARC=43.86'; TANGENT=22.24'; CHORD=S43°59'15"W 43.55' TO A POINT; THENCE S55°45'48"W 94.41' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=27°28'57"; RADIUS=368.04'; ARC=176.54'; TANGENT=90.00'; CHORD=S42°01'20"W 174.85' TO A POINT; THENCE S28°16'52"W 66.69' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=42°20'30"; RADIUS=284.02'; ARC=209.90'; TANGENT=110.00'; CHORD=S50°21'07"W 205.15' TO A POINT; THENCE S71°31'23"W 279.13' TO A POINT, THE SOUTH EAST CORNER OF ROGER C. BROWN'S TRACT 2 AT THE INTERSECTION OF A PRIVATE DIRT DRIVE; THENCE LEAVING HESTER BEASLEY ROAD AND WITH THE EAST LINE OF ROGER C. BROWN'S TRACT 2 FOLLOWING THE CENTER OF THE SAID PRIVATE DRIVE TO IRON PINS SET THIS SURVEY FOR THE FOLLOWING 11 CALLS: N04°30'31"E 37.11'; N52°05'46"E 102.80'; N39°43'36"E 41.37'; N28°47'37"E 66.15'; N33°24'07"E 54.74'; N38°33'30"E 59.53'; N24°14'58"E 62.71'; N13°51'44"E 90.34'; N08°48'24"E 85.26'; N16°14'21"E 68.12'; N13°08'29"E 107.22' TO AN IRON PIN SET AT THE FORKS OF A SECOND PRIVATE DIRT DRIVE, IN THE EAST LINE OF ROGER C. BROWN'S TRACT 1; THENCE LEAVING TRACT 2 AND CONTINUING WITH THE CENTER OF SAID DRIVE N23°58'49"E 114.78' TO AN IRON PIN SET; THENCE N44°43'34"E 107.08' TO AN IRON PIN SET; THENCE N26°19'59"E 43.01' TO AN IRON PIN SET AT THE FORKS OF A THIRD PRIVATE DRIVE IN THE WEST LINE OF DAVID E. BRANNON (REF. DEED BOOK 5844 PAGE 613 R.O.D.C.); THENCE LEAVING BROWN'S TRACT 1 AND WITH BRANNON'S WEST LINE FOLLOWING THE CENTER OF A PRIVATE DIRT DRIVE S22°41'28"E 36.68' TO AN IRON PIN SET; THENCE S25°01'20"E 64.80' TO AN EXISTING IRON PIN (BENT), THE NORTH WEST CORNER OF JESUS CHRIST FELLOWSHIP MINISTRIES (REF. INSTRUMENT #20051227-0154509 R.O.D.C.); THENCE LEAVING BRANNON AND WITH THE MINISTRIES' WEST LINE S15°20'55"E 142.39' TO AN EXISTING P.K. NAIL, THE NORTH WEST CORNER OF THE AFOREMENTIONED WILLIAM McNEIL PROPERTY; THENCE LEAVING THE MINISTRIES' PROPERTY AND WITH McNEIL'S WEST LINE S18°17'02"E 32.76' TO AN EXISTING IRON PIN; THENCE S40°21'35"E 67.29' TO AN IRON PIN SET; THENCE S43°47'21"E 107.04' TO THE POINT OF BEGINNING, AND BEING TRACT 3 OF THE ROGER COLEMAN BROWN PROPERTY FROM MILDRED CHRISTINE DEAL BROWN AS RECORDED IN DEED BOOK 8099 PAGE 897 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MAY 04, 2007.

ALL THREE TRACTS BEING the same property conveyed (pursuant to terms of divorce) to Roger Coleman Brown, an unmarried person, by Quitclaim Deed from Mildred Christine Deal Brown dated 4/19/90 and recorded 5/1/90 in Book 8099, Page 897; and the same property previously conveyed to Roger C. Brown and wife, Mildred C. Brown by Chancery Court Deed from Christina Norris, Clerk and Master, dated 1/30/85 and recorded 2/12/85 in Book 6491, Page 110, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 8767 Hester Beasley Road, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of March, 2014.

Roger Coleman Brown

Roger Coleman Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger Coleman Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2014.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.