BILL GARRETT, Davidson County
Trans:T20140028020 DEEDWARR
Recvd: 04/24/14 11:50 2 pgs
Fees:13.00 Taxes:458.80
20140424-0034520

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of April, 2014, by and between Tashia T Richards-Brown, by Elliott Rushing, Attorney In Fact and Marquez X Brown, by Elliott Rushing, Attorney In Fact, a married couple, party of the first part, and Curbside Properties, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the east 35 feet of Lot No. 40 and the west 25 feet of Lot No. 42 on the Plan of J. L. Gordon's Subdivision, of record in Book 843, Page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the south side of Gordon Terrace and runs back between lines 292 feet more or less, on the west line of Lot No. 40 and 294 feet on the east line of part of Lot No. 42 to a dead line, on which it measures 60 feet.

Being all or part of the same property conveyed to Tashia T. Richards and Marquez X. Brown by virtue of that certain Special Warranty Deed dated June 27, 2011, at Instrument No. 20110629-0049580 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tashia T Richards-Brown by Elliott Rushing Attorney in Fact
Tashia T Richards-Brown, by Elliott Rushing, Attorney In Fact

Marquez X Brown by Elliott Rushing Attorney in Fact
Marquez X Brown, by Elliott Rushing, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2014, before me personally appeared Elliott Rushing, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tashia T Richards-Brown and acknowledged that he executed the same as the free act and deed of the said Tashia T Richards-Brown.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2014, before me personally appeared Elliott Rushing, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Marquez X Brown and acknowledged that he executed the same as the free act and deed of the said Marquez X Brown.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Curbside Properties, LLC
7125 Bakers Bridge Ave
Brentwood, TN 37027

Tax Parcel No 07104013700

Property Address: 142 Gordon Terrace
Nashville, TN 37216

MAIL TAX BILLS TO: owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $124,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of April, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY