THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***800,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140036196 DEEDWARR
Recvd: 05/23/14 09:23 2 pgs
Fees:13.00 Taxes:2960.00
20140523-0044541

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 22nd day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Russell Bacon 720 Boscobel Street Nashville, Tennessee 37206	SAME	MAP 082-16-0 PARCEL 437.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thousand and 00/100 Dollars ($***800,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Thomas J. Brown, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Russell Bacon and Sheena Swanson, both unmarried, as joint tenants with right 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:

BEING the easterly one half of Lot No. 88 and all of Lot Nos. 89 and 90 on the Plan of J. S. Williams Addition to Edgefield, of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot 88 and Lot Nos. 89 and 90 adjoin and together front 125 feet on the southerly margin of Boscobel Street and extend back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Thomas J. Brown by Warranty Deed dated November 22, 1989, from Opportunity House, Inc., of record in Book 7995, Page 564, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 720 Boscobel Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 22nd day of May, 2014.

Thomas J. Brown

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 Thomas J. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY