Prepared by:
Steven R. Leach
Attorney at Law
2300 21st Avenue, South
Nashville, Tennessee 37212

SUE HIRSBRUNNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/06/2014

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00.

Lytle S Brown

2ND Subscribed and sworn to before me a notary public, this 2ND day of ~~September~~ DECEMBER, 2013.

Sue Hirsbrunner
Notary Public

My commission expires:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lytle Brown 1601 Ardenwood Ct. Nashville, TN 37215	OWNER	136-10-0-B065.00 CO

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, **NANCY B. SPARROW (a/k/a NB SPARROW)** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LYTLE BROWN and wife BETTY M. BROWN**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennesse, described as follows, to wit:

Being Lot Unit 30A on the plan of A Revision of Lots 21-32, 39 & 40 on condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as of record in Plat Bok 6250, Page 49, as amended in Book 9773, Page 172 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to NB Sparrow by deed of record as Document 20010927-0104797, Register's Office for Davidson County, Tennessee. NB Sparrow and Nancy B. Sparrow are one and the same person.

This is improved property known as 3567 Seneca Forest Drive, Nashville, Tennessee 37217.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

WITNESS MY HAND THIS 2ND DAY OF DECEMBER, 2013.

x Nancy B Sparrow
Nancy B. Sparrow

BILL GARRETT, Davidson County
Trans:T20140037812 DEEDWARR
Recvd: 05/30/14 12:00 1 pgs
Fees:13.00 Taxes:149.85
20140530-0046601

State of Tennessee)
County of Davidson)

Personally appeared before me, Nancy B. Sparrow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of DECEMBER, 2013.

Sue Hirsbrunner
Notary Public

My commission expires:

SUE HIRSBRUNNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/06/2014