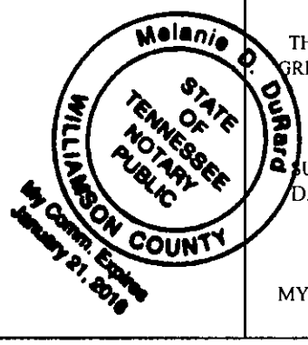
(2)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen S. Brown	CedarStone Bank	096-05-0-007.00
(NAME)	(NAME)	
230 Cumberland Circle	900 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dicie Lee Ambs also known as Dicie L. Ambs, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen S. Brown and Alisa C. Brown, husband and wife**, 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:

Land in Davidson County, Tennessee, being lot "B" on the Map showing Resubdivision of Lots Nos. 90, 91, 92 and 93, on the Plan of Bluefields Subdivision, as of record in book 843, page 34, Register's Office for said County, described according to survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning on the southwesterly margin of Cumberland Circle at the northwest corner of the property conveyed to Martin A. Byrd II and wife by deed from Fred Friedli, Jr. and wife, of record in book 2992, page 266, said Register's Office; thence with said Byrd's western boundary line southwesterly 319 feet; thence northwesterly 150 feet; thence northeasterly 290 feet to the southwesterly margin of Cumberland Circle; thence with the same southeasterly 75 feet to the beginning.

Being the same property conveyed to M. P. Ambs and wife, Dicie Lee Ambs, by Warranty Deed from Grover G. Lyon and wife, Eddie S. Lyon, dated January 30, 1963, of record in Book 3503, page 349, Register's Office for Davidson County, Tennessee. The said M. P. Ambs having since died and subject property being vested in Dicie Lee Ambs as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 843, page 34, of record in the Register's Office for Davidson County, Tennessee; Right of way of Cumberland Circle and all matters shown on survey made by Z. J. Wilkinson, Surveyor, April 6, 1940.

unimproved ☐

This is improved ☒ property, known as 230 Cumberland Circle, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20140041279 DEEDWARR
Recvd: 06/11/14 15:11 2 pgs
Fees:13.00 Taxes:641.95
20140611-0051014

Witness my hand this 9th day of June, 2014.

Dicie Lee Ambs by Mary L. Schneider her Attorney-in-Fact

Dicie Lee Ambs by Mary L. Schneider, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Mary L. Schneider**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Dicie Lee Ambs**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Dicie Lee Ambs**, the within named bargainor by the said **Mary L. Schneider** as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 9th ~~day~~ of June, 2014.

Notary Public

My Commission Expires: 1-21-18

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018