Mail to:

NEW PROPERTY OWNERS ARE AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Dean P. Smith and Gene Ross Smith 657 Long Hunter Ct. Nashville, TN 37217	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map Parcel No. 135-08-0-A-657	

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **NINETY-TWO THOUSAND AND NO/100 ($92,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **JOHN T. BROWN and CARL BROWN,** have this day bargained and sold and by these presents do hereby transfer and convey unto, **DEAN P. SMITH and GENE ROSS SMITH** an undivided one-half interest each as Tenants in Common with right of survivorship, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 657, on the Horizontal Property Regime for Nashboro Village Nineteen Condominium, as recorded in the Master Deed of record in Book 5333, page 957 and shown on plan of record in Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocations to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN T. BROWN and CARL BROWN, by deed from DONALD K. TAYLOR, Instrument No. 20131021-0109595, Register's Office of Davidson County, Tennessee.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be paid at closing, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 657 Long Hunter Court, Nashville, TN 37217.

WE FURTHER COVENANT with the said **GRANTEES** and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS my hand this, the 29th day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140056186 DEEDWARR
Recvd: 08/01/14 13:50 2 pgs
Fees:13.00 Taxes:340.40
20140801-0069128

Carl Brown
Carl Brown

John T. Brown
John T. 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 JOHN T. BROWN and CARL BROWN, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of July, 2014.

Carrie A Crawford
NOTARY PUBLIC

My Comm. Expires: July 2, 2018

CARRIE A. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John T. Brown
AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of July, 2014.

Carrie A Crawford
NOTARY PUBLIC

My Comm. Expires: July 2, 2018

CARRIE A. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON