BILL GARRETT, Davidson County
Trans:T20140056501 DEEDWARR
Recvd: 08/04/14 11:19 2 pgs
Fees:13.00 Taxes:517.63
20140804-0069571

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of July, 2014.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC SHAMEKA JOHNSON DAVIDSON COUNTY
My Comm. Expires January 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen S. Riggs 601 Shadow Glen Drive Nashville, TN, 37211	New Owner	161-16-0-A-135.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER J. BROWN JOINED BY HIS WIFE, AMARANEA BROWN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHLEEN S. RIGGS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 135, on the Plan of TOWNHOMES OF SHADOW GLEN, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706; amended in Instrument No. 20050520-0056887; annexed and depicted on Exhibit "A" in the Sixth Supplementary in Instrument No. 20051007-0121715, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description and location of said Unit.

Being the same property conveyed to Christopher J. Brown, an unmarried man by Warranty Deed from Leigh Hosek Barker, f/k/a Leigh C. Hosek and husband, Joseph Michael Barker, recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040566, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 601 Shadow Glen Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Amaranea Brown hereby joins in this conveyance to convey any marital interest she may have obtained in the subject property as the spouse of Christopher J. Brown.

WITNESS MY/OUR HANDS, this the 30 day of July, 2014.

CHRISTOPHER J. BROWN

AMARANEA BROWN

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, a Notary Public, Christopher J. Brown and Amaranea Brown, 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 seal, this the 30th day of July, 2014.

Notary Public

My commission expires: 4/18/15

Lyndon Mandel Stockton
Notary Public ID# 439694
State at Large Kentucky
My Commission Expires April 18th 2015