BILL GARRETT, Davidson County
Trans:T20140062816 DEEDWARR
Recvd: 08/25/14 12:48 2 pgs
Fees:13.00 Taxes:592.00
20140825-0077288

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Nautilus Homes, LLC	Nautilus Homes, LLC	08112016400
1617 and 1619 9th Avenue North	221 Ashlawn Blvd.	08112016300
Nashville, TN 37208	Old Hickory, TN 37138	

For good and valuable consideration received, **Silvia Brown, Administratrix of the Estate of Grady Hayes Brown,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 14P999** unto the Grantee, **Nautilus Homes, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Grady Hayes Brown,** described as follows:

TRACT I
Being Lot No. 194 in D. T. McGavock's and Other's Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 50 feet on the Southwest side of Buena Vista (or 9th Avenue North) and runs back between parallel lines 150 feet to an alley.

TRACT II
Being Lot No. 195 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 195 fronts 50 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Installment Deed from Carl B. Chambliss and wife, Gloria W. Chambliss to Grady Brown, unmarried as recorded on the 14th day of November, 1990 in Deed Book 8236, Page 339 (as to Tract I); Quitclaim Deed from William Harry Brown to Grady Brown as recorded on the 20th day of August, 2002 in Instrument No. 20020820-0100513 (as to Tract II); Quitclaim Deed from Robert Louis Brown to Grady Brown as recorded on the 20th day of August, 2002 in Instrument No. 20020820-0100514 (as to Tract II); Quitclaim Deed from Reba Brown to Grady Brown as recorded on the 20th day of August, 2002 in Instrument No. 20020820-0100515 (as to Tract II); Affidavit of Heirship as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079708 (as to Tract II); Quitclaim Deed from Sarah Brown and Geneva Clark to Annie May Pipkins as recorded on the 21st day of April, 1981 in Deed Book 5735, Page 691 (as to Tract II) and Installment Deed from Andrew Judson Davenport and Earl Sanford Davenport to Annie May Pipkins, Sarah Brown, Geneva Clark and Josephine Brown as recorded on the 25th day of August, 1970 in Deed Book 4440, Page 902 (as to Tract II), in the Register's Office of Davidson County, Tennessee.

Said Property is conveyed subject to any and all restrictions and easements as shown of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

This is property commonly known as 1617 and 1619 9th Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administratrix of the **Estate of Grady Hayes Brown**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of August 2014.

Silvia Brown, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2014, before me personally appeared, Silvia Brown, Administratrix of the **Estate of Grady Hayes Brown** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Grady Hayes Brown**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 22nd day of August 2014.

My commission expires:

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

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

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.