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Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre this transfer is $367,450.00

Affiant

Subscribed and sworn to before me, this 28 day of August 2014.

Notary Public
My commission expires: 3-25-18

BILL GARRETT, Davidson County
Trans: T20140065320 DEEDWARR
Recvd: 09/03/14 11:56 2 pgs
Fees: 13.00 Taxes: 1359.57
20140903-0080368

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-21655

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Angela J. Brown 1712 Rosecrans Place Brentwood TN 37027	New Owner	171-030A-193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas R. Bain and wife Trudy S. Bain hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Angela J. Brown and Christopher Todd Brown, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 9700, Page 405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas R. Bain and Trudy S. Bain by Warranty Deed dated March 16, 1998, from Radnor Homes, Inc. of record in Book 10845, Page 666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7798 page 843, Book 8920, Page 65, Book 9860, Page 840 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Fredericksburg Homeowner's association of record in Book 8920 Page 40 4) All matters appearing on plan of Fredericksburg, Section 7 of record in Book 7900 Page 509, Register's Office for Davidson County, Tennessee 5) Bylaws for Fredericksburg Homeowners Association of record in Book 8920 Page 45

This property is improved property known as 1712 Rosecrans Place, Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 28th day of August, 2014.

Thomas R. Bain

Trudy S. Bain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Bain and Trudy S. Bain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08384