WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140066248 DEEDWARR
Recvd: 09/05/14 12:49 2 pgs
Fees: 13.00 Taxes: 281.20
20140905-0081505

G-VRES-14-1622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Wissel and Dallas W. Monday, Jr.	new owner	
(NAME) **1622 9th Avenue North**	(NAME)	**08112017400**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE ESTATE OF GRADY H. BROWN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL WISSEL, A MARRIED MAN, AS TO AN UNDIVIDED 1% INTEREST, AND DALLAS W. MONDAY, JR., A MARRIED MAN, AS TO AN UNDIVIDED 99% INTEREST, AS TENANTS IN COMMON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 36 feet of Lot No. 301 on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 301 fronts 36 feet on the Easterly side of Ninth (9th) Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Grady H. Brown, unmarried by Warranty Deed from Midwest First Financial Limited Partnership III, recorded on the 20th day of August, 1997 in Deed Book 10575, Page 991, in the Register's Office of Davidson County, Tennessee. Grady H. Brown, having since died on May 4, 2014. Silvia Yvette Brown, Adminstratix of the Estate of Grady H. Brown, has full power to sell and convey the subject property without joinder of any beneficiary as set forth in Probate Order to Sale in Docket Number 14P-999, in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY'S, as recorded in Plat Book 21, Page(s) 105, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1622 9th Avenue North, Nashville, Tennessee 37208**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 29th DAY OF AUGUST, 2014.

The Estate of Grady H. Brown

BY:
Silvia Yvette Brown, Administratirx

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Silvia Yvette Brown, Administratirx of the The Estate of Grady H. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of August, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212