THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32107-11-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Suzanne M. Zemke 881 Bresslyn Road Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 102 150 02600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin H. Brown II and wife, Molly R. Brown**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne M. Zemke, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 881 Bresslyn Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140094147 DEEDWARR
Recvd: 12/16/14 15:06 3 pgs
Fees:18.00 Taxes:1054.50
20141216-0115059

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2014.

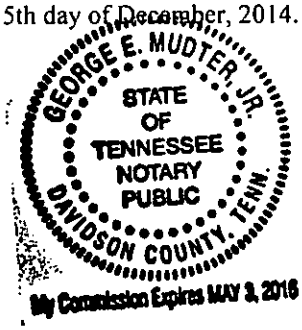
Franklin H. Brown II

Molly R. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Franklin H. Brown II and Molly R. Brown**, 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, at office, this 15th day of December, 2014.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Brook Meade, Section VI, as of record in Plat Book 2331, pages 3 & 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Franklin H. Brown, II and wife, Molly R. Brown, by deed dated November, 24 2009, from Robert A. Halliburton and wife, Melissa D. Halliburton, of record in Instrument No. 20091130-0109299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2331, pages 3 & 4, Register's Office for Davidson County, Tennessee.