BILL GARRETT, Davidson County
Trans:T20140096837 DEEDWARR
Recvd: 12/29/14 12:03 2 pgs
Fees:13.00 Taxes:271.03
20141229-0118404

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #14881

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
X-It Strategies LLC	New Owner	095-01-0-054.00
2491 N Mt. Juliet Road, Unit 1875		
Mt. Juliet, TN 37121		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Larry E. Brown, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto X-It Strategies, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 26, DONELSON HILLS, as shown on plat of record in Plat Book 2331, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rebecca Foster Brown to Larry E. Brown and Rebecca Foster Brown as to a life estate as recorded on the 21st day of May, 1998 in Deed Book 10940, Page 824 and Warranty Deed from Herschel Greer, Neil Barker, and John U. Wilson to Patrick Elma Brown and wife, Rebecca Foster Brown as recorded on the 29th day of April, 1955 in Deed Book 2397, Page 185, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown in Book 2331, page 22 and 23, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4940, page 890, said Register's Office.

4. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations

This is improved real property located on 2113 June Drive, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $73,250.00.

MANAGER
Affiant

Subscribed and sworn to before me this 29th day of December, 2014.

Notary Public

Commission Expires: My Comm. Expires May 8, 2017

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of December, 2014.

Larry E. Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Larry E. Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2014.

Notary Public

My commission expires:

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017