PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140097689 DEEDWARR
Recvd: 12/31/14 15:18 2 pgs
Fees:13.00 Taxes:788.10
20141231-0119439

W & I Ref: (DKM) Title No.: 57110
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Addison Dower Matthew Russell 4725 Timberhill Court Nashville, TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Blvd., #400 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 13216001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melbourne G. Brown**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Addison Dower and Matthew Russell, both unmarried, as tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 790 on the Plan of Caldwell Hall, Section Thirteen, of record in Book 3300, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melbourne G. Brown and wife, Geraldine P. Brown by Warranty Deed from Robert Carey Pierce and wife, Joyce H. Pierce, dated July 20, 1965, recorded July 22, 1965 in Book 3915, Page 83, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Melbourne G. Brown by Quitclaim Deed from Geraldine P. Brown, dated March 31, 2003, recorded April 22, 2003 in Instrument No. 20030422-0052752, Register's Office for Davidson County, Tennessee.

Geraldine P. Brown, wife of Melbourne G. Brown, hereby joins in the execution of this instrument to convey her marital status, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, Page 66, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 4725 Timberhill Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2014

Melbourne G. Brown

Geraldine P. Brown

State of Tennessee

County of Davidson .

On this 29th day of December, 2014, before me the undersigned authority, personally appeared Melbourne G. Brown and Geraldine P. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $213,000.00.

Affiant

Sworn and subscribed before me this 29th day of December, 2014.

Notary

My Commission Expires:

BETHANY C. BRASHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018