BILL GARRETT, Davidson County
Trans:T20150000509 DEEDWARR
Recvd: 01/05/15 09:56 2 pgs
Fees:13.00 Taxes:499.13
20150105-0000620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 134,900.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LEONARD BROWN	DAS Acquisition Company LLC	**05911000200**
732 WORK DR	12140 Woodcrest Executive #150	
NASHVILLE, TN 37207	St. Louis, MO 63141	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THE ESTATE OF SPENCER JACKSON BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard G. Brown and Kimberly Williams, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE REVISED PLAN OF A PORTION OF HAYNES MANOR, SECTION I, OF RECORD IN BOOK 3700, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SPENCER JACKSON BROWN and wife, HELEN J. BROWN, BY WARRANTY DEED FROM W. C. ALLEN AND WIFE, IRENE N. ALLEN, DATED 10/17/1966 AND RECORDED ON 10/20/1966 IN BOOK 4069, PAGE 963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN J. BROWN HAVING SINCE DIED ON 1-31-2000 AND THE SAID SPENCER JACKSON BROWN HAVING SINCE DIED ON 2-28-2013 AND DIED INTESTATE. TIMOTHY W. BROWN IS THE APPOINTED ADMINISTRATOR OF THE ESTATE AS REFERENCED IN DOCKET NO. 13P632 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 732 WORK DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 31st day of December, 2014.

Timothy W Brown Admr.
THE ESTATE OF SPENCER JACKSON BROWN
BY: TIMOTHY W. BROWN
ITS: ADMINISTRATOR

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY W. BROWN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is THE ADMINISTRATOR of THE ESTATE OF SPENCER JACKSON BROWN and that he is authorized by THE ESTATE OF SPENCER JACKSON BROWN to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of December, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY