STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 66,803.75, Affiant
Subscribed and sworn before me this the
13 Day of January, 2015.
Brandi Wells, Deputy Register

RECORDING REQUESTED BY:

Name: James W. Brown III

INSTRUMENT PREPARED BY:

Name: James Brown
Address: 5769 Mt. View Road
Antioch, Tennessee 37013

(Above reserved for official use only)

RETURN DEED TO:

Name: James W. Brown III
Address: 5769 Mt. View Road
Antioch, Tennessee 37013

Title Order # N/A

SEND TAX STATEMENTS TO:

Name: James W. Brown III
Address: 5769 Mt. View Road
Antioch, Tennessee 37013

Tax Parcel/APN # 16400001000
Escrow # N/A

General Warranty Deed for Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DATE: 01/12/2015

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $66,803.75, (Sixty Six Thousand Eight Hundred and Three Dollars and 75 Cents) the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor(s), William C. Knighton, hereby conveys, sells, and grants to the undersigned Grantee(s), James W. Brown III, and Grantee(s)'s heirs and assigns forever, all of Grantor(s)'s right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at 5773 Mt. View Road, Antioch, Tennessee 37013.

Legal Description: Property known as 5773 Mount View Road, Antioch, TN Map 10 Parcel 10 Parcel ID Number 16400001000 Land and dwelling in Davidson County, Tennessee, being the northerly part of Tract No. 3 on the recorded survey of the division of the Rucker Farm of record in Plat Book 1424, page 138, Register's Office for said County, Said part of Tract 3 fronts 130.3 feet on the westerly margin of Mount View Road and extends back 718.1 feet on the southerly line and 585.3 feet on the northerly line to a line on the rear which is a broken line on which it measures 294.9 feet. Being the same property conveyed to William C. Knighton by deed from Gary N. Smithson and wife Carlyon Smithson , of record in Book 8632, page 64, said Register's Office.

Grantor(s) hereby covenants as follows: that Grantor(s) is lawfully seized of the Property in fee simple, that Grantor(s) has good title to sell the Property, that Grantor(s) and Grantor(s)'s successors and assigns will warrant and forever defend Grantee(s) and Grantee(s)'s heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Grantor 1: William C. Knighton
Marital Status: Single
Address: 5773 Mt. View Road
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20150003113 DEEDWARR
Recvd: 01/13/15 15:02 2 pgs
Fees:13.00 Taxes:247.17
20150113-0003607

Grantee 1: James W. Brown III
Marital Status: Married
Address: 5769 Mt. View Road
Antioch, Tennessee 37013

Grantee 1's Spouse Name: Nicole N. Brown
Address: 5769 Mt. View Road
Antioch, Tennessee 37013

Vesting Information / Property Interest: Sole Owner

Signatures

Grantor 1 (or authorized agent)

x William C Keyton

Print Name: William C Keyton

GRANTEE 1'S SPOUSE (or authorized agent)

x Nicole N. Brown

Print Name: NICOLE N. BROWN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12 day of JAN, 2015, the foregoing instrument was sworn to and acknowledged before me by William C Keyton and Nicole N Brown, known or proven to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

WITNESS my hand and official seal.

(Print Name) Gordon Weigle

[Affix seal] (Signature)

~~NOTARY PUBLIC~~

My Commission Expires: My Commission Expires October 18, 2016

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.