BILL GARRETT, Davidson County
Trans:T20150025799 DEEDWARR
Recvd: 04/07/15 14:13 2 pgs
Fees:13.00 Taxes:943.50
20150407-0030610

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Karen McCallon
Affiant

Subscribed and sworn to before me, this 1st day of April, 2015

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert McCartney	SWBC Mtg.	**08302017300**
1541 Douglas Avenue	9311 San Pedro #100	
Nashville, TN 37206	San Antonio, TX 7824	

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,

William G. Brown and Amanda S. Brown, husband and wife as tenants by the entirety

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

Robert McCartney, unmarried

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. 56 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21 - 26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to William G. Brown, an unmarried man by Warranty Deed from Salina A. Charehjoo Rushing, a married woman, of record in Instrument No. 20110317-0021123, Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on March 17, 2011.
Being the same property conveyed to William G. Brown and Amanda S. Brown, husband and wife as tenants by the entirety by Quitclaim Deed from William G. Brown, an unmarried man, of record in Instrument No. 20140827-0077921, Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 27, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as 1541 Douglas Avenue, Nashville, TN 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 1st day of April, 2015.

William G. Brown

Amanda S. Brown

Amanda S. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William G. Brown and Amanda S. Brown, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2015.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **315061CI**
RECORD & RETURN TO:
Solomon parks Title & Escrow, LLC
8119 Isabella Lane, STE 105
Brentwood, TN 37027