WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Y-FSBO-15-124

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose B. Merchan	New Owner	
(NAME)	(NAME)	
3912 B Burrus St	**3912 B Burrus St.**	**07212004800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHEN L BROWN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSE B. MERCHAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 127 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Page 136 & 137, 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 Burt Brown and wife, Allene C. Brown by Warranty deed from Bobby Jean Brown of record in Book 4657, page 706, Register's Office for Davidson County, Tennessee, dated November 21, 1972 and recorded on November 22, 1972 as corrected by Deed of Correction of record in Book 4681, Page 963, dated February 20, 1973 and recorded February 20, 1973,

The said William Burt Brown having pre-deceased Allene C. Brown and having died in the year of 1987. Allene C. Brown having since died on April 28, 2013.

Being the same property acquired by Stephen Brown by Affidavit of Heirship as the surviving child of Allene C. Brown, of record in Instrument No. 20131024-0110792 Register's Office for Davidson County, Tennessee, dated October 23, 2013 and recorded on October 24, 2014.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 332, Page 136 & 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Piedmont Avenue , Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150027763 DEEDWARR
Recvd: 04/14/15 10:08 2 pgs
Fees:13.00 Taxes:301.55
20150414-0032745

Witness my/our hand(s) this the 10th DAY OF APRIL, 2015.

Stephen L Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN L BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public
My Commission Expires: 8-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212