BILL GARRETT, Davidson County
Trans:T20150033894 DEEDWARR
Recvd: 05/04/15 12:42 3 pgs
Fees:18.00 Taxes:1979.50
20150504-0040108

This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **Timothy L. Brown**<br>**127 Brighton Close**<br>**Nashville, Tennessee 37205** | ~~Same~~ Primelending<br>17330 Preston Rd #160B<br>Dallas TX 75252 | **104130F12700CO** |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tyree B. Harris IV (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto Timothy L. Brown and wife, Toni R. Brown (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land (the "Property") located in Wilson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Unit No. 127, on the plan of Units 126 & 127, Brighton Close, Phase II, A Planned Unit Development, A Horizontal Property Regime, as shown on plat appearing of record in Plat Book 9700, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Tyree B. Harris, IV by Warranty Deed dated 11/10/2000 from Mary Whitson-Crane of record in Instrument No. 20001114-0112812, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 127 Brighton Close, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- Subject to all matters on the Plan of record in Plat Book 6900, Page 869, Plat Book 7900, Page 136 and Plat Book 9700, Page 100, said Register's Office.
- Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7522, Page 108; Book 7670, Page 280; Book 7803, Page 458; Book 8273, Page 884, as amended in Book 7557, Page 621; Book 7807, Page 500; Book 8561, Page 812; Book 8561, Page 839; Book 8561, Page 844; Book 8698, Page 557; Book 9372, Page 356 and as amended and restated in Instrument 200010030098148 and Instrument 201412020110443, said Register's Office.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3932, Page 288 and Book 4026, Page 522, said Register's Office.
- Davidson County taxes for the year 2015 and subsequent years.

GRANTOR FURTHER COVENANTS with the Grantees and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 29th day of April, 2015.

GRANTOR:

Tyree B. Harris IV

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Tyree B. Harris IV, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2015.

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

NOTARY PUBLIC

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $535,000.00.**

**AFFIANT**

**Subscribed and sworn to before me, this 30 day of April, 2015.**

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**NOTARY PUBLIC**

3-20-18
Commission expires