WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

P-CPC-15-1411

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)
Marla Blessey	**Farmington Mortgage, a division of Capstar Bank**	
(NAME) **1411 Otter Creek Road**	(NAME) **2002 Richard Jones Rd., Ste. 300A**	**145-09-0-065.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **nashville, TN 37215**	
(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 **VINCENT BROWN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARLA BLESSEY, UNMARRIED,** 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:

A small tract of land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, about 8 miles southwest of Nashville, and described according to a copy of a survey thereof made by John R. Hollingshead, Engineer, as follows: Beginning at a point in the south margin of Otter Creek Road, at an iron pin about .55 miles west of Granny White Pike, said point being opposite the center line of said road, at a point 1311.9 feet, more or less, west of the northeast corner of the property conveyed to Carl D. Storey and wife, Julia L. Storey by deed of record in Book 1286, page 403, Register's Office for said County; thence with the margin of said road, westerly, along a curve, 149.2 feet, more or less, to an iron pin; thence leaving said road, south 4 degrees 15' east 265.18 feet to a spike; thence north 88 degrees 05' east 158.81 feet to an iron pin; thence north 6 degrees 39' west 300.67 feet to the beginning containing 1 acres, more or less.

Being the same property conveyed to Vincent Brown, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130131-0009886 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on January 31, 2013.

This conveyance is subject to:
- Metro Letter of record in Book 6176, Page 93, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1411 Otter Creek Road , Nashville, Tennessee 37215**.

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:T20150036400 DEEDWARR
Recvd: 05/11/15 15:46 2 pgs
Fees:13.00 Taxes:1766.75
20150511-0043141

Witness my/our hand(s) this the 1st DAY OF MAY, 2015.

Vincent Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCENT 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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