THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054067**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $99,900.00. LuAnn Maloney Affiant Subscribed and sworn to before me, this 18th day of May, 2015. Notary Public My Commission Expires: 11-6-17

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JENNIFER R. PIERCE

WARRANTY DEED

Address New Owner: MTP Properties, LLC P.O. Box 126 LaVergne, TN 37086	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-12-0A-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Marlin Brown, Jr. and wife, Tiffany Brown,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MTP Properties, LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 8, on the First Revision of Baby Ruth Townhomes, a horizontal property regime, Lots 18, 19 & 20-Baby Ruth Lane Estates, Section 2, as shown by Corrected Plat of record in Instrument Number 20020425-0051149, Register's Office of Davidson County, to which plan reference is hereby made for a more complete legal description. Original Plat of record as 20000830-00085634 shows property being described as Unit Number 6, parcel 6.

Being the same property conveyed to Timothy Marlin Brown, Jr. and wife, Tiffany Brown by Warranty deed from Miriam E. Grey and John J. Grey, both unmarried of record in Instrument No. 20060321-0032227 Register's Office for Davidson County, Tennessee, dated March 15, 2006 and recorded on March 21, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000830-0085634 and Revised in Instrument No. 20020425-0051149, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000821-00082472 and Instrument No 20000906-0088101, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United

Davidson County DEEDWARR
Recvd: 05/19/15 11:36 2 pgs
Fees:13.00 Taxes:369.63
20150519-0046040

States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20000821-0082471 and Instrument No. 20000906-0088100 and Instrument No. 20010921-0102359, in the Register's Office for DavidsonCounty, Tennessee.

Deed Conveyance of Common are to HOA of record in Instrument Number 20000906-0088102, in the Register's Office for DavidsonCounty, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3015 Baby Ruth Ln. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of May, 2015.

Timothy Marlin Brown, Jr

Tiffany Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Marlin Brown, Jr. and Tiffany Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2015.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER A. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY