WARRANTY DEED

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires SEPT. 11, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Longnecker	Farmingtom Mortgage	160-04-0
(NAME)	(NAME)	(MAP)
5210 Pritchett Drive	2002 Richard Jones Road Suite 300A	169.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Timothy Carroll Brown, 1/2 interest and Patricia Casey Brown, 1/2 interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ryan Longnecker and wife, Joy Longnecker, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 7, Brentview Hills of record in Plat Book 4175, Page 89, 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 Timothy Carroll Brown by Quitclaim deed from Mary Emily Brown of record in Instrument No. 20070619-0073433 Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on June 19, 2007.

Being the same property conveyed to Patricia Casey Brown, one half (1/2) interest by Quitclaim deed from Timothy Carroll Brown of record in Instrument No. 20070827-0102772 Register's Office for Davidson County, Tennessee, dated August 16, 2007 and recorded on August 27, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5210 Pritchett Drive, Nashville, Tennessee 37221

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150053149 DEEDWARR
Recvd: 07/01/15 14:06 2 pgs
Fees:13.00 Taxes:1700.15
20150701-0063782

Witness my/our hand(s) this 30th day of June, 2015.

Timothy Carroll Brown

Patricia Casey Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Carroll Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2015.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia Casey Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2015.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE