THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064408** BILL GARRETT, Davidson County Trans:T20150054566 DEEDWARR Recvd: 07/07/15 10:14 2 pgs Fees:13.00 Taxes:1554.00 20150707-0065589	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2015. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Charlotte Brown 918 Gilmore Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-276.00

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, **Francis V. Brown and spouse, Catherine J. Brown, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charlotte Brown, a single woman**, ("Grantee"), her 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 Lot No. 38 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in legal description but excluded from conveyance is the East 2 feet of Lot No. 38 previously conveyed in Book 3705, Page 294, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francis V. Brown and spouse, Catherine J. Brown by Warranty deed from Sara H. Corr (formerly known as Sara M. Horvitz) and spouse, Bradley R. Corr of record in Instrument No. 20090522-0047380 Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on May 22, 2009.

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 in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20080522-0052580, in the Register's Office for DavidsonCounty, Tennessee.

Tolling Agreement of record in Instrument Number 20090603-0051285, in the Register's Office for DavidsonCounty, Tennessee.

This is improved property located at 918 Gilmore Avenue Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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, Grantor has executed this instrument on this 1st day of July, 2015.

Francis V. Brown

Francis V. Brown

Catherine J. Brown

Catherine J. Brown

STATE OF New Jersey)
COUNTY OF Morris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Francis V. Brown and Catherine J. 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 1st day of July, 2015.

Notary Public
My Commission Expires: _____

DULCE PINTO
Notary Public
State of New Jersey
My Commission Expires Jan. 21, 2019
I.D.# 2381704