PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150057427 DEEDWARR
Recvd: 07/15/15 12:36 2 pgs
Fees:13.00 Taxes:888.00
20150715-0068998

W & I Ref: (DM) Title No.: 57598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karen H. Brown 2104 Fremont Avenue Nashville, TN 37216	SWBC Mortgage, Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 07301012000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alfred D. Russom and Dianna S. Russom, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen H. Brown, married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Highland View of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the southerly margin of Fremont Avenue and extends back 155 feet on the westerly line and 178.1 feet on the easterly line to a dead line in the rear, measuring 74.2 feet thereon.

Being the same property conveyed to Alfred D. Russom and wife, Dianna S. Russom, by Warranty Deed from Sara Randolph Akin and Dorothy Randolph Pratt dated June 10, 1986 and recorded on January 16, 1986, of record in Book 6764, page 472, Register' Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 39, said Register's Office, which Plan shows a 40, foot minimum building setback line from Fremont Avenue, and 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 2104 Fremont Avenue, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 2015.

Alfred D. Russom

Dianna S. Russom

State of Tennessee

County of Davidson

On this 10th day of July, 2015, before me the undersigned authority, personally appeared Alfred D. Russom and Dianna S. Russom, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Sworn and subscribed before me this 10th day of July, 2015.

Notary

My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY