BILL GARRETT, Davidson County
Trans:T20150066570 DEEDWARR
Recvd: 08/11/15 08:57 2 pgs
Fees:13.00 Taxes:671.55
20150811-0080095

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $181,500.00.

Linda Osborne
Affiant

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

Notary Public: Gregory D. Vadner
My Commission Expires: 4/24/2019

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Michelle Y. Price 3214 Dinah Court Nashville, TN 37214	Send Tax Bills To: New Owner	Map/Parcel Number: 08507001900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ralph N. Brown Jr. and Alda L. Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Y. Price, a married woman,** hereinafter called the Grantees, their 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. 241 on the Plan of Stanford Country Club Estates, Section 4, of record in Book 2900, Page 83 and 84, Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Dinah Court at the corner of Lots Nos. 241 and 242; thence with the line between said lots, northwesterly 210 feet to a point; thence southwesterly 166.4 feet to a corner of Lot No. 240; thence with the line between Lots Nos. 240 and 241, southeasterly 244.1 feet to the margin of Dinah Court; thence with the margin of said Court in a northerly direction, around a curve, 127.14 feet to the point of beginning.

Being a part of the same property conveyed to Ralph N. Brown, Jr. and wife, Alda L. Brown, by Quitclaim Deed from Ralph N. Brown, Jr. and wife, Alda L. Brown, dated August 3, 2013, recorded August 21, 2013 in Instrument No. 20130821-0088198, Register's Office for Davidson County, Tennessee. Consideration for this transfer is $ 0.00.

Being a part of the same property conveyed to Ralph N. Brown, Jr. and wife, Alda L. Brown, by Quitclaim Deed from Ralph N. Brown, Jr. and wife, Alda L. Brown, dated February 17, 2012, recorded February 21, 2012 in Instrument No. 20120221-0014707, Register's Office for Davidson County, Tennessee. Consideration for this transfer is $ 0.00.

Being the same property conveyed to Ralph N. Brown, Jr. and wife, Alda L. Brown, by Warranty Deed from W. E. Nance, Sr. and wife, Beartrice P. Nance, dated November 9, 1972, recorded November 14, 1972 in Book 4655, Page 320, Register's Office for Davidson County, Tennessee. Actual Consideration or value whichever is greater, for this transfer is $23,200.00.

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee.

Easements set forth in the instrument recorded in Book 5176, Page 587, Register's Office for Davidson County, Tennessee.

Title to any portion of said land lying within the bounds of any road or highway.

2015 Davidson County taxes; a lien not yet due and payable.

Any and all zoning regulations, building restrictions and setback lines, if any, easements, prescriptive rights, and rights-of-way for public utilites, whether of record or not, pertaining to any portion(s) of the herein described property.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3214 Dinah Court, Nashville, TN 37214

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Ralph N. Brown Jr.

Alda L. Brown
ALB
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State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ralph N. Brown and Alda L. Brown, the bargainor(s), 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 30th day of July, 2015.

Commission Expires: 04/24/19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Gregory D. Vadner