STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Seminole
The actual value or consideration, whichever is greater, for this transfer is $447,000.00.

Nicole Blake
Affiant

Sworn to and subscribed before me this ___ day of August, 2015.

NICOLE LANGHORST
MY COMMISSION #FF085815
EXPIRES February 23, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public
My Commission Expires: 2/23/2018

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jill Branyan	6032 Gardendale Drive	Owner	
6032 Gardendale Drive			158-03-0-073.00
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Stuart C. Brown and wife, Roberta G. Ahern Brown,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jill Branyan, a single woman,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hillsboro Park, Section II, of record in book 2331, pages 61 and 62, Register's Office for said County, to which said plat reference is here made for a more particular description of said lot. This is improved property known as 6032 Gardendale Drive, Nashville, Tennessee.

Being the same property conveyed to Stuart C. Brown and wife, Roberta G. Ahern Brown, by QuitClaim Deed, from Stuart C. Brown and Roberta G. Ahern (now Brown), dated June 28, 2002, of record in Instrument # 20020628-0078508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Davidson County DEEDWARR
Recvd: 09/24/15 14:35 4 pgs
Fees:23.00 Taxes:1653.90
20150924-0097370

1. **Taxes for the year 2015 and subsequent years, a lien not yet due & payable.**

2. **The Plan of Record in Book 2331, Page 61-62, said Register's Office.**

3. **Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 7499, Page 442, said Register's Office.**

4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2331, Page 142, Book 2435, Page 237, Book 2596, Page 123, Book 2603, Page 440, Book 3836, Page 620, Book 4151, Page 18, Book 4169, Page 719, Book 4207, Page 397, Book 4242, Page 811, Book 10357, Page 940, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of August, 2015.

Stuart C. Brown by Lyn Ann Brown atty in fact
Stuart C. Brown

Roberta G. Ahern Brown
Roberta G. Ahern Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Lyn Ann Brown, Attyin fact for Stuart C. Brown (CLB)

Personally appeared before me, Chelsea Leigh Brown, the undersigned, a Notary Public, in and for said State and County, ~~Stuart C. Brown and wife,~~ Roberta G. Ahern Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and ~~who~~ acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 31st day of August, 2015.

CHELSEA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10 May 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Lyn Ann Brown,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Stuart C. Brown**, and who is authorized by **Stuart C. Brown** to execute this instrument on behalf of **Stuart C. Brown**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 31st day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 10/20/17

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Nicole Langhorst, 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 Florida

County of Seminole

Personally appeared before me, ~~Nichole Blake~~, a notary public for this county and state, Nicole Langhorst who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/28/15

Notary' Seal (if on paper)

NICHOLE BLAKE
MY COMMISSION # EE 134401
EXPIRES: September 28, 2015
Bonded Thru Notary Public Underwriters