BILL GARRETT, Davidson County
Trans:T20150090117 DEEDWARR
Recvd: 10/22/15 12:11 2 pgs
Fees:13.00 Taxes:795.50
20151022-0107621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: May 22 2019 (AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-28410

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ATKINS & ASSOCIATES HOMEBUILDERS, INCORPORATED	Atkins & Assoc. Homebuilders, Incorporated	14612015000
	(NAME)	
415 Barrywood Dr.	415 Barrywood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MILDRED L. BROWN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ATKINS & ASSOCIATES HOMEBUILDERS, INCORPORATED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 335 IN SECTION 5, CRIEVE HALL ESTATE, AS OF RECORD IN BOOK 2133, PAGE 91, SAID REGISTER'S OFFICE. SAID LOT NO. 335 FRONTS 104.9 FEET ON THE SOUTHERLY SIDE OF BARRYWOOD DRIVE AND RUNS BACK 297.9 FEET ON THE EASTERLY LINE AND 299 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 72 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES J. BROWN AND WIFE, MILDRED L. BROWN, FROM GERALDINE ORGAN OF RECORD IN BOOK 2796, PAGE 364, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. JAMES J. BROWN HAVING SINCE DIED.

MICHAEL L. BROWN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MILDRED L. BROWN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20151022-0107620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 415 Barrywood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 16th day of October, 2015.

WARRANTY DEED

(Continued)

Mildred L. Brown By Michael L. Brown Atty in Fact

Mildred L. Brown by Michael L. Brown,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 16th day of October, 2015, before me, a Notary Public, in and for said County and State, personally appeared MICHAEL L. BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of MILDRED L. BROWN, acknowledged that such persons executed the same as the free act and deed of the said MILDRED L. BROWN.

Witness my hand and seal, this 16th day of October, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072