THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2113

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Ries 3052 Thornhill Court Valparaiso, IN 46385	New Owner	03-10-0-016.00

BILL GARRETT, Davidson County
Trans:T20150091819 DEEDWARR
Recvd: 10/28/15 11:35 2 pgs
Fees:13.00 Taxes:1017.50
20151028-0109658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles F. Brown, Jr., Trustee, and his successors in trust, of The Charles F. Brown, Jr. Revocable Living Trust, its successor and assigns, u/a/d August 3, 2004, and Diane M. Brown, Trustee, and her successor in trust of The Diane M. Brown Revocable Living Trust, its successors and assigns. u/a/d August 3, 2004,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Ries,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee, Being Lot No. 14 on the Plan of Ridgemont Estates, Section One, which plan appears of record in Book 5050, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Charles F. Brown, Jr., Trustee, and his successors in trust, of The Charles F. Brown, Jr. Revocable Living Trust, its successor and assigns, and Diane M. Brown, Trustee, and her successor in trust of The Diane M. Brown Revocable Living Trust, its successors and assigns, by Quit Claim Deed from Charles F. Brown, Jr. and wife, Diane M. Brown, dated August 3, 2004, of record in Instrument No. 20040818-0099918, Register's Office for Davidson County, Tennessee.

This is improved property located at: **411 Northwind Court, Goodlettsville, TN 37072**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the 26th day of **October, 2015**.

THE CHARLES F. BROWN, JR. REVOCABLE LIVING TRUST

By: _____
Charles F. Brown, Jr., Trustee

THE DIANE M. BROWN REVOCABLE LIVING TRUST

By: _____
Diane M. Brown, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles F. Brown, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Trustee** of **The Charles F. Brown, Jr. Revocable Living Trust,** the within named bargainor, a trust, and that he as such **Trustee**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Charles F. Brown, Jr. as **Trustee**.

Witness my hand and Official Seal this the 26th day of **October, 2015**.

_____
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Diane M. Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee** of **The Diane M. Brown Revocable Living Trust,** the within named bargainor, a trust, and that she as such **Trustee**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Diane M. Brown as **Trustee**.

Witness my hand and Official Seal this the 26th day of **October, 2015**.

_____
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017