WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX

BILL GARRETT, Davidson County
Trans: T20160015562 DEEDWARR
Recvd: 02/25/16 12:54 2 pgs
Fees: 13.00 Taxes: 381.10
20160225-0018080

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew L. Brown and Preston Lohmeyer	Andrew L. Brown	05303011500
(NAME)	(NAME)	
908 Cleves St.	908 Cleves St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sara Catherine Brown, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew L. Brown and Preston Lohmeyer, Tenants in Common , 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:

A certain tract of parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in Davidson County Tennessee, being Lot No. 115, Section C, Village of Old Hickory , as shown on the Plan recorded July 16, 1948 of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara Catherine Brown from Myers Edward (Feller) Brown, President of Feller Brown Realty and Auction by Quitclaim Deed dated May 19, 2000 of record as Instrument No. 20000630-0065314 and re-recorded in Instrument No. 20000815-0080805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION C, VILLAGE OF OLD HICKORY OF RECORD IN PLAT BOOK 1424, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 1306 Elliston St., Old Hickory, TN 37138

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 hand this 24th day of February, 2016.

Sara Catherine Brown

Sara Catherine Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sara Catherine Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY