THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16016234

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2016.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160019522 DEEDWARR
Recvd: 03/09/16 15:51 2 pgs
Fees:13.00 Taxes:1591.00
20160309-0022807

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Foster 1111 Draughon Avenue Nashville TN 37204-3206	New Owner	Tax Parcel ID No. 11809008900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarence Paul Brown and Emma T. Brown, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan Margaret Foster, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 6 and all of Lots Nos. 7 and 8 on the Map of the Draughon Tract, as of record in Book 974, Page 39, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 75 feet on the Southerly margin of Draughon Avenue and run back between lines, 170 feet on the Easterly line of Lot No. 8 and 168.2 feet on the Westerly line of a part of Lot No. 6 to a rear line on which they measure 75 feet.

Being the same property conveyed to Clarence Paul Brown and wife, Emma T. Brown by Warranty Deed from Russell L. Shreeve and wife, Mary Ruth Shreeve, recorded on the 30th day of August, 1968 in Deed Book 4265, Page 91, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 39.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2016.

Clarence Paul Brown — Emma T. Brown

Clarence Paul Brown Emma T. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clarence Paul Brown and Emma T. Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this 8th day of March, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018