WARRANTY DEED

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

Y-VRES-16-71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seal Point Properties LLC	New Owner	
(NAME)	(NAME)	**093-16-0-133.00**
205 31st Ave N #105		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIFTY FORWARD, CONSERVATOR FOR ROBERT BROWN, JOSEPHINE BRADFORD, AND DANNY BRADFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAL POINT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Maury & Claiborne's Addition to South Nashville of record in Plat Book 21, Page 84 and 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 163 fronts 35 feet on the easterly side of Maury Street and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Josie Seay, by deed from Rueben Young, of record in Book 3820, page 320, dated October 28, 1963 in said Register's Office. Josie Seay having died intestate, on ord about August 5, 1979. Upon her death, the subject property passsed to her sole surviving heir, Evans Seay, as evidenced by Affdaivts of Heirship of record in Instrument No. 20160407-0033483 in said Register's Office. Evans Seay, having died intestate, on our about May 3, 1986. Upon his death, the subject property passed to his heirs at law, being his wife, Alberta M. Seay and his children, Robert Brown, Josephine Bradford and Danny Bradford, as evidenced by Affidavit of Heirship of record in Instrument No. 20160407-0033482, and Register's Office. Alberta conveyed her interest to Robert Brown, Josephine Bradford, and Danny Bradford by Administratrix's Deed of record in Book 7278, page 809, dated June 25, 1987, in said Register's Office. Fifty Forward having been appointed Conservator for the said Robert Brown as evidenced in the Order For Final Court Approval of Sale of Jointly Owned House by Conservator in Case No. 14P-1937.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **71 Maury Street , Nashville, Tennessee 37210-2719**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160028390 DEEDWARR
Recvd: 04/07/16 13:34 3 pgs
Fees:18.00 Taxes:242.72

20160407-0033484

Witness my/our hand(s) this the ____ DAY OF APRIL, 2016.

Fifty Forward, Conservator for Robert Brown

BY: Kristen Maloney Agent for Conservator Fifty Forward
Kristen Maloney
Care Team Care Manager

BY: Sevara Sawyers, Agent for Conservator Fifty Forward
Sevara Sawyers
Care Team Conservatorship Coordinator

Josephine Bradford

Danny Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of FIFTY FORWARD, CONSERVATOR FOR ROBERT BROWN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEVARA SAWYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CONSERVATORSHIP COORDINATOR of FIFTY FORWARD, CONSERVATOR FOR ROBERT BROWN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CONSERVATORSHIP COORDINATOR.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPHINE BRADFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

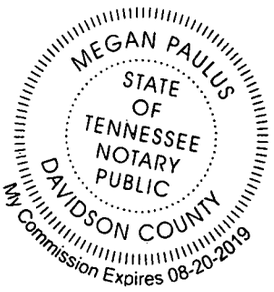
MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY BRADFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212