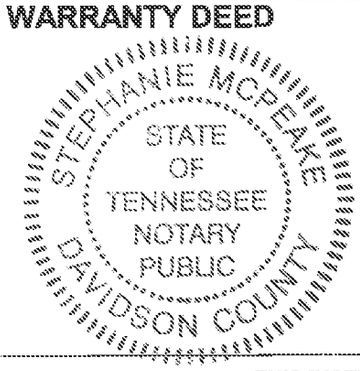
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Taylor R. Brown, a single man	New Owner	44-13-22
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 05/10/16 14:01 3 pgs Fees:18.00 Taxes:462.50 20160510-0046422
213 Bennett Drive (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160782

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/we, Ronald Pardue , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Taylor R. Brown, a single man, 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 Davidson County, Tennessee, being Lot No. 69, on the Plan of Knoll Subdivision, Section 4, as of record in Book 2854, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 72 feet on the southeasterly margin of Bennett Drive and extends back 209.6 feet on the northeasterly line and 206 feet on the southwesterly line to a line in the rear measuring 72.05 feet thereon.

Being the same property conveyed to Ronald Pardue, a single man by deed from Federal Home Loan Mortgage Corporation, dated July 15, 2013, of record in Instrument No. 20130722-0075829, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Deed Book 3103, Page 3, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 213 Bennett Drive, Old Hickory, TN 37138
(House No.) (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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of May, 2016

Ronald R. Pardue
Ronald Pardue

STATE OF Florida)
County OF Volusia)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of May, 2016.

Christy Teele
Notary Public
My Commission Expires: May 4, 2020

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CHRISTY TEELE
Notary Public, State of Florida
Commission# FF 960553
My comm. expires May 4, 2020

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-11-17

{Notary' Seal}

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY