STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 199,900.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 1st day of June, 2016.

Stacey Denson Palmer
Notary Public

My commission expires: 11/5/2018

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Danielle Jackson	**ACCESS NATIONAL MORTGAGE**	**07408023500**
152 Jacksonian Drive	**1800 Robert Fulton Drive #350**	
Hermitage, TN 37076	**Reston, VA 20191**	

BILL GARRETT, Davidson County
Trans:T20160047981 DEEDWARR
Recvd: 06/07/16 12:26 2 pgs
Fees:13.00 Taxes:739.63
20160607-0057343

FOR AND IN 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 ACKNOWLEDGE, WE,

Gretchen Brown (fka Gretchen VanHorn), a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Jackson

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. 989 on the Plan of Hermitage Hills, Section Ten and a Resubdivision of a portion of Hermitage Hills, Section 7, as of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gretchen VanHorn, an unmarried woman, from Frank B. Colvert and wife, Louise G. Colvert by Warranty Deed dated October 4, 2004 and of record in Instrument No. 20041007-0121200, Register's Office for Davidson County, Tennessee. Gretchen VanHorn having since married Robert George Brown, III on October 10, 2010.

**** Robert George Brown, III joins in conveyance for the purpose of conveying all his rights and interest, marital or otherwise.****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 152 Jacksonian Drive, Hermitage, TN 37076.

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 in 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. 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/our hand(s) this 1st day of June, 2016.

Gretchen Brown

Robert George Brown, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gretchen Brown and Robert George Brown III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2016.

Notary Public

My Commission Expires: 9/11/17

