THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160048066 DEEDWARR
Recvd: 06/07/16 14:00 2 pgs
Fees:13.00 Taxes:6475.00

20160607-0057429

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Browne	New Owner	MAP
428 Lynnwood Boulevard		PARCEL 116-15-0-095.00
Nashville, TN 37205		
(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, WE, **William S. Decker, III and Courtenay E. Decker, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim Browne and wife, Blythe Browne**, Husband & Wife

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 the Northerly 135 feet of Lot No. 104 on the Plan of Part Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Page (s) 102 and 103, in the Register's Office for Davidson County, Tennessee.

Said part of Lot no. 104 fronts 135 feet of the Easterly side of Lynwood Boulevard, and runs back between lines, 380 feet on the Northerly line and 374.75 feet on the Southerly line, to a dead line on which it measures 135 feet.

Being the same property conveyed to William S. Decker, III and Courtenay E. Decker, Co-Trustees of the Decker Living Trust Dated February 5, 1998 by Warranty deed from Robert C. Fisher, Jr. and wife, Susan J. Fisher of record in Instrument No. 20010626-0067485 Register's Office for Davidson County, Tennessee, dated June 22, 2001 and recorded on June 26, 2001.

Being the same property conveyed to William S. Decker, III and Courtenay E. Decker, husband and wife by Quitclaim deed from William S. Decker, III and Courtenay E. Decker, Co-Trustees of the Decker Living Trust dated February 5, 1998 of record in Instrument No. 20140911-0083345 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on September 11, 2014.

Being also known as 428 Lynnwood Boulevard Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **428 Lynnwood Boulevard, Nashville, TN 37205.**

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 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 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 our hand(s) this the _____ day of May, 2016.

William S. Decker, III

Courtenay E. Decker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William S. Decker, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of May, 2016.

My Commission expires: 3-3-20

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Courtenay E. Decker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31 day of May, 2016.

My Commission expires: 3-3-20

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE