Davidson County	DEEDWARR
Recvd: 06/16/16 12:10	3 pgs
Fees:18.00 Taxes:647.13	
20160616-0061119	

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $174,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2016.

Notary Public
My commission expires: 02/25/20

05-1605-66903

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marcus Rowe	Marcus Rowe	026-07-0-117.00
123 Windham Circle	123 Windham Circle	
Hendersonville, TN 37075	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jack L. Brown and Lenore E. Brown, individually and as Trustees of The Jack and Lenore Brown Family Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marcus Rowe and Melissa Rowe, husband and wife**, hereinafter called the Grantees, their successors 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. 195, on the Plan of Windsor Green, Phase 2, Section I, of record in Book 6250, Page 988, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack L. Brown and wife, Lenore E. Brown by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated June 10, 2005, recorded June 20, 2005, of record in Instrument No. 20050620-0070679, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error of record in Instrument No. 20060306-0058790, said Register's Office.

Further being the same property conveyed to Jack L. Brown and Lenore E. Brown, Trustees of The Jack and Lenore Brown Family Trust by Quitclaim Deed from Jack L. Brown and wife, Lenore E. Brown, dated December 21, 2006, recorded December 27, 2006, of record in Instrument No. 20061227-0158870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 Southampton Ct., Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2016.

Jack L. Brown, individually and as Trustee of The Jack and Lenore Brown Family Trust

Lenore E. Brown, individually and as Trustee of the Jack and Lenore Brown Family Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jack L. Brown, Trustee of the Jack and Lenore Brown Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2016.

Notary Public at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lenore E. Brown, Trustee of the Jack and Lenore Brown Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2016.

Notary Public at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

True Copy Certification

I, **Rachelle Caudill**, 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.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hutch Henderson
Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires:
February 25, 2020