RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167473

BILL GARRETT, Davidson County
Trans:T20160051541 DEEDWARR
Recvd: 06/17/16 11:24 2 pgs
Fees:13.00 Taxes:962.00
20160617-0061651

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016.

NOTARY PUBLIC

My commission expires: 3/16/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Grant and Kevin Grant 3257 River Walk Drive Nashville, TN 37214	Same address as new owner	085 12 0A 031.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PATRICIA D. BROWN AND HOMER C. BROWN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SANDRA L. GRANT AND KEVIN GRANT, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 33 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two, of record in Book 9700, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia D. Brown, by Quitclaim Deed from Homer C. Brown, dated 4/9/2008, recorded 5/1/2008, of record in Instrument No. 20080501-0044447, in the Register's Office for Davidson County, Tennessee. Being the same property previous conveyed to Homer C. Brown and Patricia D. Brown, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated 8/06/1999, recorded 8/26/1999, of record in Book 11635, page 737, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3257 River Walk Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of June, 2016.

Patricia D. Brown

PATRICIA D. BROWN

Homer C. Brown

HOMER C. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Patricia D. Brown and Homer C. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of June, 2016.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017