WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052073 DEEDWARR
Recvd: 06/20/16 10:45 2 pgs
Fees:13.00 Taxes:1884.23
20160620-0062332

G-RA-16-5501-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 01/15/19

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd Irving and Tesha Sengupta-Irving	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**171-04-0-018.00**
5501 Clovercrest Drive	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4704	**Salt Lake City, UT 84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONY NICHOLAS BROWN AND WIFE, CHASE LAMITIA LESANE-BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD A. IRVING AND TESHA SENGUPTA-IRVING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 97 on the Plan of Cloverland Acres, Section Eleven of record in Plat Book 5200, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tony Nicholas Brown and wife, Chase Lamitia Lesane-Brown by Warranty deed from W. Aaron Kelley and wife, Miranda K. Kelley of record in Instrument No. 20101209-0098225 Register's Office for Davidson County, Tennessee, dated December 07, 2010 and recorded on December 09, 2010. (Value of consideration shown in aforementioned deed $375,550.00.)

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4550, Page 872, Book 4571, page 403, Book 4646, page 464, Book 4698, page 963, Book 4720, page 355, Book 5194, page 341, Book 5194, page 345, Book 5344, page 519, Book 8420, page 175, Book 8436, page 789, Instrument No. 20030929-0143715 and Instrument No. 20040930-0117742, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm drainage of record in Book 7911, Page 446, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20101209-0098225 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5501 Clovercrest Drive , Brentwood, Tennessee 37027-4704**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF JUNE, 2016.

Tony Nicholas Brown

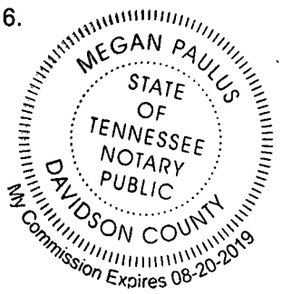
Chase Lamitia Lesane-Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY NICHOLAS BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASE LAMITIA LESANE-BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212