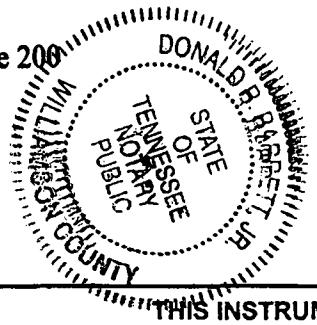
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32569



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LMS Homes LLC	New Owner	091-08-0-211.00 P/O
(NAME)	(NAME)	
681 Legends Crest Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069-4658		
(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 considerations, the receipt of which is hereby acknowledged, I, **Martin Daniel Brown, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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. 8, on the Map of the East Extension of Plan No. 1, West Nashville, as of record in Book 421, Page 1, Register's Office for Davidson County, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Martin Daniel Brown, unmarried by Warranty Deed dated 08/02/2013 from Curtis M. Groves and wife, Faith J. Groves, husband and wife of record in Instrument 201308080083509, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

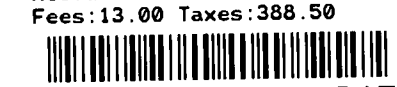
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable

unimproved ☑

This is improved ☐ property, known as 4605 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or assigns forever; and we do covenant with the

BILL GARRETT, Davidson County
Trans: T20160057398 DEEDWARR
Recvd: 07/06/16 10:52 2 pgs
Fees: 13.00 Taxes: 388.50



20160706-0069015

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), its successors and/or 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 5th day of July, 2016.

Martin Daniel Brown

State of Tennessee
County of Williamson

Personally appeared before me Martin Daniel Brown, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of July, 2016.

Notary Public _____
My Commission Expires: 8/16/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

