WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160057851 DEEDWARR
Recvd: 07/07/16 11:07 2 pgs
Fees: 13.00 Taxes: 493.95
20160707-0069552

Y-FCR-16-746-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Christopher L. Brown	**Summit Funding**	
(NAME) **2808 Gaywinds Ct**	(NAME) **2241 Harvard Street, Suite 200**	**096-09-0A-746.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Sacramento, CA 95815**	
(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, **CAROLYN R. BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER L. BROWN, A SINGLE MAN,** 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 Unit B-746, Emery Place Condominiums, as shown on plat of record in Plat Book 6250, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Verna Lea Swanson by Quitclaim deed from Craig W. Swanson of record in Instrument No. 20051216-0151339 Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 16, 2005 and Deed of Correction recorded on June 23, 2006 in Instrument No. 20060623-0075112. Being the same property conveyed to Carolyn R. Brown, unmarried by Warranty deed from Verna Lea Swanson-Pierce and Conrad Pierce, wife and husband of record in Instrument No. 20140512-0040250 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 12, 2014.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **746 Kent Road, Nashville, Tennessee 37214-3546**.

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 1st DAY OF JULY, 2016.

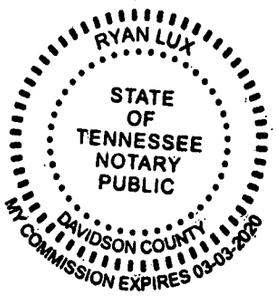
Carolyn R. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN R. 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 1st of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212