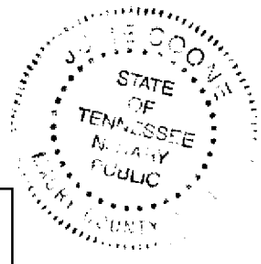
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/18/16 17:26 3 pgs
Fees:18.00 Taxes:703.00
20160718-0073830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of June, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devan McClish	SAME	09208009400
8001 Anna Court		
Greenbrier, TN 37073		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melvin Brown, Melvin Brown, Jr., Kenyon J. Brown Sales, Kahlisha L. Brown Frazier and Krisha L. Brown,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Devan McClish**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of the Power property as of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot fronts 51.6 feet on the west side of 18th Avenue North and runs back between parallel lines to an alley.

Being the same property conveyed to Melvin Brown, Melvin Brown, Jr, Kenyon J. Brown Sales, Kahlisha L. Brown Frazier, and Krisha L. Brown, by Affidavit of Heirship on Joyce Orlean Brown, of record in Instrument # 20160718-0073829 **, Register's Office for Davidson County, Tennessee. Joyce Orlean Brown having deceased on October 20, 2006.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $67.75 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09208009400, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as: **507 Dr. D.B. Todd Blvd, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 22, 2016.

Melvin Brown

Melvin Brown, Jr.

Kenyon J. Brown Sales

Kahlisha L. Brown Frazier

Krisha L. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Brown** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-19

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF GA
COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Brown, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

ID# GA 059888815 Exp 01/16/21

WITNESS my hand and Official Seal at office this June 29, 2016

My commission expires 01/26/18

Notary Public

Abraham Ghidey
Notary Public, DeKalb County, Georgia
Expires 26 of January 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenyon J. Brown Sales** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kahlisha L. Brown Frazier,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Krisha L. Brown** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.