THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16057854** BILL GARRETT, Davidson County Trans:T20160062053 DEEDWARR Recvd: 07/19/16 14:10 2 pgs Fees:13.00 Taxes:4255.00 20160719-0074267	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Coreen Newcomb Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 20

WARRANTY DEED

Address New Owner: William Andrews 6105 Hickory Valley Rd Nashville TN 37205-2607	Send Tax Bills To: William Andrews 4007 Hillsboro Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 103-13-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary M. Brown and wife, Lou Ann B. Brown,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Andrews**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Hillwood Estates, Section 7 of record in Plat Book 2133, Page 90, 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 Gary M. Brown and wife, Lou Ann B. Brown, husband and wife by Warranty deed from Timothy J. Douglas and wife, Alison S. Douglas of record in Book 8078, page 40, Register's Office for Davidson County, Tennessee, dated March 30, 1990 and recorded on April 02, 1990.

The execution of this instrument is effected by the signature of Lou Ann B Brown as Attorney-in-fact for Gary M Brown, which Power of Attorney is recorded in Instrument No. 20160719-0074216 , said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 90, Register's Office for Davidson County, Tennessee.

This is improved property located at 6105 Hickory Valley Rd Nashville TN 37205-2607

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of July, 2016.

Gary M. Brown by Lou Ann B Brown as Attorney-in-fact attorney in fact

Lou Ann B. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lou Ann B. Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lou Ann B Brown,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Gary M Brown,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, 15th day of July, 2016.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018