This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16437

BILL GARRETT, Davidson County
Trans:T20160064212 DEEDWARR
Recvd: 07/26/16 13:07 2 pgs
Fees:13.00 Taxes:993.45
20160726-0076852

Send Tax Bills To:

New owner

New Owner is:
Kevin Kovach
1620 Roundhill Drive
Nashville, TN 37211

MAP: 172-12-0B

PARCEL: 139.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ross Brown and wife, Jessica T. Brown**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Kovach and Miranda Kovach, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1620 Roundhill Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 397 on the Plan of Bradford Hills, Section Seven, as shown by plat of record in Plat Book 7900, Pages 337 and 338, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ross Brown and wife, Jessica T. Brown by Warranty Deed from Brett Elias Saliba and Ashley Whittemore Saliba, dated 11/29/05 and recorded 11/30/05 in Instrument Number 20051130-0143988, and re-recorded on 12/27/05 in Instrument Number 20051227-0153621, Register's Office for Davidson County, Tennessee.

JB RB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of July, 2016.

GRANTOR(S):

ROSS BROWN

JESSICA T. BROWN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ross Brown and wife, Jessica T. Brown** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of July, 2016.

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-15-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$268,500.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of July, 2016.

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

NOTARY PUBLIC
My commission expires: 6/19/18