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Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Suite 101
Nashville, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160069504 DEEDWARR
Recvd: 08/11/16 09:20 2 pgs
Fees: 13.00 Taxes: 814.37

20160811-0083479

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua K. Brown	Peoples Home Equity	
(NAME)	(NAME)	
3337 White Pine Drive	5205 Maryland Way, Ste 100	108-08-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, we, **Clayton Downs Tiffany Downs, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua K. Brown, an unmarried man**, hereinafter called the GRANTEE (S), assigns, 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. 224, on the Plan of Revised Plan of Larchwood, Section Two, of record in Plat Book 5200, Page 207, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clayton Downs, unmarried by Warranty Deed dated 06/14/2007 from Sheila L. Downs, unmarried of record in Instrument 200706180072644, Register's Office for Davidson County, Tennessee.
The said Clayton Downs is now married and the said Tiffany Downs joins in this conveyance to waive any an all rights in said property.

All matters as set forth per Book 5200, Page 207, said Register's Office. Restrictive Covenants of record in Book 5158, Page 918, said Register's Office. Restrictive Covenants of record in Book 5479, Page 443, said Register's Office. Revised Restrictive Covenants of record in Book 5681, Page 532, said Register's Office. Agreement for Restrictive Covenants Larchwood Residential Planned Unit Development of record in Book 5773, Page 797, said Register's Office. Revised Restrictive Covenants of record in Book 6011, Page 130, said Register's Office. Restrictive Covenants of record in Book 6149, Page 984, said Register's Office. By-Laws of record in Book 6299, Page 166, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4868, Page 616, said Register's Office. Deed of Conveyance Easement of record in Book 5569, Page 99, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3337 White Pine Drive, Nashville, TN 37214
(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), 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), 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 our hands this 5th day of August, 2016.

Clayton Downs

Tiffany Downs

State of Tennessee
County of Wilson

Personally appeared before me Clayton Downs and Tiffany Downs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122