WARRANTY DEED

Records Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

W. J. Mark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Fontanel Properties, LLC., a Tennessee limited liability company	Fontanel Properties, LLC., a Tennessee limited liability company	40-163
(NAME)	(NAME)	
4125 Whites Creek Pk	4125 Whites Creek Pk	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160953

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melvin Brown and Alta Denise Brown, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Fontanel Properties, LLC., a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in the 12th Civil District of Davidson County, Tennessee and more particularly described according to a survey by Clay B. Absher, dated August 1986, as follows, to-wit:

Beginning at an iron pin in the east right of way (60 feet right of way) of Whites Creek Pike on the south side of a drainage ditch 0.35 mile south of Old Hickory Boulevard, said pin being a corner to W. H. Thompson; thence, with said Thompson South 81 deg. 56 min. 26 sec. East 782.52 feet to an iron pin on the north side of said drainage ditch and near the west bank of Whites Creek; thence, crossing said Creek South 52 deg. 16 min. 58 sec. East 136.05 feet to an iron pin in the east bank of Whites Creek, a corner to said Thompson and William Sullivan; thence, with said Sullivan South 2 deg. 16 min. 32 sec. West 213.53 feet to a point in the east edge of said Creek, a corner to Ken Dudney; thence, with said Dudney and crossing said Whites Creek (passing a reference iron pin on the west bank of said Creek at 59.38 feet) North 81 deg. 57min. 03 sec. West 837.62 feet to an iron pin in the east right of way of said Whites Creek Pike, a corner to said Dudney; thence with said right of way and a curve concave to the left, whose radius is 9153.878 feet, a distance of 60.00 feet to an iron pin; thence, continuing with said right of way North 8 deg. 48 min. 08 sec. West 232.44 feet to the point of beginning, containing 5.48 acres, more or less.

Being the same property conveyed to Melvin Brown and Alta Denise Brown by deed from Kenneth L. Dudney and wife, Barbara M. Dudney, dated July 18, 2003, of record in Instrument No. 20030805-0110979, Register's Office for Davidson County, Tennessee.

Melvin Brown and Melvin Brown, Jr. are one and the same person.

Alta Denise Brown and Alta Brown are one and the same person.

BILL GARRETT, Davidson County
Trans:T20160071235 DEEDWARR
Recvd: 08/16/16 15:02 2 pgs
Fees:13.00 Taxes:3700.00
20160816-0085500

Unimproved ☐

This is improved ☒ property, known as 4241 Whites Creek Pike, Whites Creek, TN 37189
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of May, 2016

Melvin Brown

Alta Denise Brown

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melvin Brown and Alta Denise Brown, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of May, 2016.

Notary Public
My Commission Expires:
4/19/17

