Mail
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160071651 DEEDWARR
Recvd: 08/17/16 14:33 3 pgs
Fees:18.00 Taxes:1553.63
20160817-0086022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$419,900.00.**

Affiant

Subscribed and sworn to before me, this 5th day of August, 2016.

Notary Public

My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Travis Todd and Bethany Todd	**New Owner**	**171-08-0B-002.00-CO**
5904 Cross Pointe Ln		
Brentwood, TN 37027-1707		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lindsey B. Brown, f/k/a, Lindsey B. Burgin, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Travis Todd and Bethany Todd, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Brelan Park at Saddlewood of record in Plat Book 7900, Page 532, 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 Lindsey B. Burgin, a single woman by Warranty deed from Richard Baker and Melanie Baker, husband and wife of record in Instrument No. 20130424-0040635 Register's Office for Davidson County, Tennessee, dated April 16, 2013 and recorded on April 24, 2013. The said Lindsey B. Burgin, having since married and is now known as Lindsey B. Brown.

Rhett B. Brown, spouse of Lindsey B. Brown, hereby joins in the execution of this instrument to convey any and all martial rights he may have in and into subject property.

This is **improved** property known as **5904 Cross Pointe Ln, Brentwood, TN 37027-1707.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of August, 2016.

Lindsey B Brown By Rhett B Brown

Lindsey B Brown by ~~Rehett~~ B. Brown
Her Attorney-in-Fact Rhett B Brown

Rhett B. Brown

Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rhett B. Brown** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Lindsey B. Brown, f/k/a Lindsey B. Burgin** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Lindsey B. Brown, f/k/a Lindsey B. Burgin** and is authorized by her to execute this instrument on her behalf.

This the 5th day of August, 2016

Notary Public

My Commission Expires: 11/19/2018

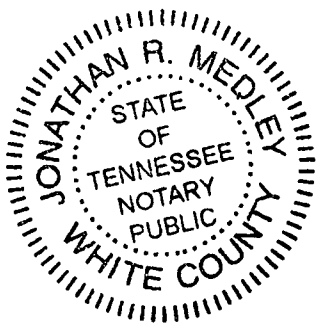
JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Rhett B. Brown,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 4/19/2018



SolomonParks File No. 160258