This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Dougherty

The actual consideration or value, whichever is greater is $150,000.00.

Joseph M. Brown
Affiant

Subscribed and sworn before me this the 15th day of August, 2016.

Notary Public
My commission expires: 10/27/2018

BILL GARRETT, Davidson County
Trans: T20160073418 DEEDWARR
Recvd: 08/23/16 10:26 2 pgs
Fees: 13.00 Taxes: 555.00
20160823-0087992

JAMES PAUL GOWDY
Notary Public, Georgia
Dougherty County
My Commission Expires
October 27, 2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Lisa Baeza | Farmington Mortgage Div of CapStar Bank | 075-04-0-112.00 |
| 1625 Roundhill Dr. | 2002 Richard Jones Road | |
| Nashville, TN 37211 | Nashville, TN 37215 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH M. BROWN AND BETTY H. BROWN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LISA BAEZA, UNMARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Section Six, Tulip Grove of record in Plat Book 4460, Page 19, 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 Joseph M. Brown and wife, Betty H. Brown by Warranty deed from Rose M. Baker, an unmarried woman of record in Instrument No. 20061003-0122191 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 03, 2006.
(Value of consideration shown in aforementioned deed $123,700.00.) Being also known as 625 Atlanta Drive Nashville, Tennessee 37076.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 625 Atlanta Drive, Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 15th day of August, 2016.

Joseph M. ~~Brown~~

Betty H. Brown

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Dougherty

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph M. Brown and Betty H. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2016.

My commission expires:

10/27/2018

Notary Public

STATE OF GEORGIA NOTARY PUBLIC

JAMES PAUL GOWDY
Notary Public, Georgia
Dougherty County
My Commission Expires
October 27, 2018



Joseph M. Brown Betty H. Brown