WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086131 DEEDWARR
Recvd: 09/30/16 11:30 2 pgs
Fees: 13.00 Taxes: 1437.45
20160930-0103270

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 388,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles L. Pickney	Charles L. Pickney	Parcel ID:
14160 Old Hickory Blvd.	14160 Old Hickory Blvd.	18100016800
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN 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, we

Charles Brownlee, Jr. and wife, Beverly Brownlee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles L. Pickney and wife, Marian Pickney

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:

A certain tract or parcel of land, lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Blvd., said iron pin being 2720.97 feet as measured southeastwardly along the northerly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for Davidson County, Tennessee; thence leaving the margin of the aforesaid Old Hickory Blvd. N 3° 07' 42" E 1094.91 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Stevens' line and a fence S 84° 10' 53" E 200.00 feet to an iron pin, said iron pin being the northeast corner of this tract; thence leaving Stevens' line and fence S 3° 08' 08" W 1097.50 feet to an iron pin, said iron pin being on the northerly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 83° 26' 26" W 200.00 feet to the point of beginning.

Being the same property conveyed to Charles Brownlee, Jr. and wife, Beverly Brownlee by deed from Edwin C. Tenpenny and wife, Lois Tenpenny, of record in Book 6363, Page 608, said Register's Office, dated August 15, 1984.

This conveyance is subject to Restrictive Covenants of record in Book 5392, Page 18, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 14160 Old Hickory Blvd., Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 29th day of September, 2016.

Charles Brownlee, Jr.

Beverly Brownlee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Brownlee, Jr. and Beverly Brownlee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.