WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088609 DEEDWARR
Recvd: 10/07/16 11:43 2 pgs
Fees: 13.00 Taxes: 582.75
20161007-0106384

O-VRES-16-2602-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Post	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**062-02-0A-026.00-CO**
2602 Paddle Wheel Drive	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1119	**Salt Lake City, UT 84116**	
(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 consideration, the receipt of which is hereby acknowledged, **BRANDON R. BROWN AND WIFE, CHRISTI R BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN POST, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1-B on the Plan of River Trace Estates, Phase I, Section I of record in Plat Book 6250, Page (s) 995 through 997, inclusive, 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 Brandon R. Brown and wife, Christi R. Brown by Warranty deed from Tracey D. Cason of record in Book 11423, page 595, Register's Office for Davidson County, Tennessee, dated March 29, 1999 and recorded on April 08, 1999.

This conveyance is subject to:
- Taxes for the year 2016 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 995 through 997, inclusive, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee;
- Charter for HOA in Book 6851, page 363, Register's Office for Davidson County, Tennessee;
- Conveyance of common area in Book 7907, page 168, Register's Office for Davidson County, Tennessee;
- TVA Easement in Book 1163, page 341, Register's Office for Davidson County, Tennessee;
- Flowage Easement in Book 2022, page 83, Register's Office for Davidson County, Tennessee;
- Electric Easement in Book 3959, page 595 and Book 6583,page 698 and Book 7030, page 798, Register's Office for Davidson County, Tennessee;
- Access Easement in Book 7296, page 484, Register's Office for Davidson County, Tennessee;
- Sewer Easement in Book 7097, pages 135, 140, 144 and 149, Register's Office for Davidson County, Tennessee;
- By-Laws in Book 6851, page 390, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2602 Paddle Wheel Drive , Nashville, Tennessee 37214-1119**.

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), their heirs and 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), 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 my/our hand(s) this the 5th DAY OF OCTOBER, 2016.

Brandon R. Brown

Christi R Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212