BILL GARRETT, Davidson County
Trans:T20160094541 DEEDWARR
Recvd: 10/26/16 11:08 2 pgs
Fees:13.00 Taxes:950.90
20161026-0113120

WARRANTY DEED

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 8.4.2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kristin W. Brown and husband, Samuel Brown	New owner	147-2-143
(NAME)	(NAME)	
395 Coventry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162364

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, **Kay Armstrong, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kristin W. Brown and husband, Samuel Brown,** 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 Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2, on the plan of Section Two, Elysian Park, which is of record in Plat Book 2854, Page 40, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kay Armstrong by Warranty Deed from David M. Amick and wife, Sharon K. Amick and Edward T. Kenderdine, dated June 30, 2008 and filed of record in Instrument No. 20080708-0069989, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Storm Drainage and/or Sanitary Sewers of record in Book 6043, Page 915, said Register's Office.

This is not the princial place of residence of the Grantor named herein.

Unimproved ☐

This is improved ☒ property, known as 395 Coventry Drive, Nashville, TN 37211
(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 21st day of October, 2016

Kay Armstrong

STATE OF Tennessee)
County OF) Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kay Armstrong, 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 21st of October, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY