WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096143 DEEDWARR
Recvd: 10/31/16 14:37 2 pgs
Fees:13.00 Taxes:925.00
20161031-0114997

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn F. Meehan	Shawn F. Meehan	09107007500
(NAME)	(NAME)	
5311 Louisiana Avenue	204 Timberline Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gary Brown and Paulette Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shawn F. Meehan,** 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:

Land in Davidson County, Tennessee, being Lots Nos. 1222 and 1224 of Block No. 20, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1222 and 1224 front together 60 feet on the southerly side of Louisiana Avenue, and run back between parallel lines, with the easterly margin of 54th Avenue North, formerly 13th Street, 150 feet to an alley.

Being the same property conveyed to Fred Mangrum and wife, Lena I. Mangrum by deed dated March 30, 1960 from Ollie White, Jr. and wife, Annie B. White of record in Book 3034, Page 581, Register's Office for Davidson County, Tennessee. The said Fred Mangrum thereafter died survived by his wife, Lena L. Mangrum. The said Lena L. Mangrum thereafter conveyed the property to herself, Lena Lois Voorhies (having re-married) and to Gary T. Brown as tenants in common by deed dated August 12, 1998 of record in Book 11108, Page 966 said Register's Office. Lena Lois Voorhies died intestate on February 2, 2010 survived by her heirs at law being Roy Tommy Mangrum, Kenneth Mangrum, Sarah Jane Canady and Paulette Brown. Gary Brown, being one and the same as Gary T. Brown, thereafter conveyed his interest in said property to Gary Brown and wife, Paulette Brown by deed dated September 21, 2016 and recorded in Instrument No. 20160921-0099630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Brown and Paulette Brown by deed from Roy Tommy Mangrum of record in Instrument No. 20161031-0114994, by deed from Sarah Jane Canady of record in Instrument No. 20161031-0114995, and by deed from Kenneth Mangrum of record in Instrument No. 20161031-0114996, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5311 Louisiana Avenue, Nashville, TN 37207
(House Number) (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 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 my/our hands this 27th day of October, 2016.

Gary Brown a/k/a Gary T. Brown

Paulette Brown

State of Tennessee
County of Davidson

Personally appeared before me Gary Brown and Paulette Brown, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 16-Louisiana-5311