STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160100170 DEEDWARR
Recvd: 11/14/16 12:23 2 pgs
Fees:13.00 Taxes:688.20
20161114-0119676

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2016.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6678D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David E. Brown and Mona F. Brown, husband and wife (NAME)	New Owner (NAME)	061 03 0 201.00
PO Box 680489 (STREET ADDRESS)	(STREET ADDRESS)	
Franklin, TN 37068 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cathy S. Zoccola, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David E. Brown and Mona F. Brown, husband and wife,** 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 Lot No. 6 on the map of Haysboro Estates, not of record, and being a subdivision of a part of the Timberlake Subdivision, not of record in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south margin of Haysboro Road, at the corners of Lots Nos. 5 and 6; thence with the line between said lots, southerly 202.2 feet to a point; thence easterly 85 feet to the corner of Lot No. 7; thence with the line between Lots Nos. 6 and 7, northerly 202.2 feet to the south margin of Haysboro Road; thence with the margin of the same, westerly 85 feet to the point of beginning.

BEING the same property conveyed to Jesse M. McHone and wife Jean L. McHone by Warranty Deed from Dobson & Johnson, Inc. a Tennessee Corporation as recorded in Book 3614, page 73, Registers Office for Davidson County, Tennessee. Jesse M. McHone having since died June 30, 2003 thereby vesting property in surviving spouse Jean L. McHone. Jean L. McHone having since died on December 12, 2015 testate. Pursuant to the terms of her Last Will and Testament as recorded in Instrument # 20160825-0088948, Register's Office for Davidson County, Tennessee and probated in Case No. 16P-218, Seventh Circuit Court for Davidson County, Tennessee Probate Division, Cathy S. Zoccola was the devisee of the subject property.

The subject property is not the marital residence of the grantor nor the grantors spouse.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1114 Haysboro Avenue, Nashville, TN 37216.

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. Whenever 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 10th day of November, 2016.

× Cathy S. Zoccola
Cathy S. Zoccola

November 10, 2016
Date

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 Cathy S. Zoccola, the bargainor(s), 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, this 10th day of November, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066