Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0480

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 7, 2016.** Notary Public MY COMMISSION EXPIRES: 4/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160100726 DEEDWARR
Recvd: 11/15/16 11:54 2 pgs
Fees: 13.00 Taxes: 999.00
20161115-0120305

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0480**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Brown Sr. and Michelle V. Brown	**Origin Bank**	**61-1-34**
(NAME) **621 Lemont Drive**	(NAME) 1800 Hudson Ln, Ste. 2A	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Dach David Lam, formerly a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Brown Sr. and Michelle V. Brown, husband and wifel,** 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 in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 182 on the Plan of Gra Mar Acres, Section X, as of record in Book 2663, page 34, Register's Office for said County.

Said Lot No. 182 front, 140 feet on the west side of Lemont Drive and extends back 280 feet on the north line and 2.58.41 feet on the south line, to a dead line in the rear on which it measures 141.65 feet.

LESS AND EXCEPT:
Being part of Lot No. 182 on the Plan of Gra Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of said Lot No. 182; thence South 73 degrees 04' 24" East 8.62 feet along the line between 182 and 183 to a point; thence Southwesterly 14.86 feet along a curve that has a 2451.83 foot radius on the Southerly margin of Briley Parkway to a point; thence North 8 degrees 41' 56" East 13.40 feet along the rear line of Lot No. 182 to the point of beginning and containing 0.0012 acres.

It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same to and from abutting lands is hereby conveyed.

Being the same property conveyed to Dach David Lam, a single man, by Warranty Deed from Goldman A. Butler, III, heir at law of Dolly Farrar Butler, filed for record on June 2, 2010 at Instrument Number 20100602-0042269, said Register's Office. Dach David Lam having since married.

Phoung Lam, spouse of Dach David Lam, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property as described above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **621 Lemont Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **November, 2016**.

Dach David Lam

Phoung Lam

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dach David Lam and Phoung Lam**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **November, 2016**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18