THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE,
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOV, 2016. Notary Public MY COMMISSION EXPIRES: 1-20-18 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JEFFERSON CO., TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Nolan	Pinnacle Bank	MAP
5816 Fredricksburg Drive	150 3rd Ave S. St 900	PARCEL 145-05-0-008.00
Nashville, TN 37215	Nashville, TN 37201	
(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, **Lawrence G. Brown and wife, Anne W. Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Nolan, a single man**

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. 7 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and being further described as follows:

Beginning on the northerly margin of Fredricksburg Drive at the corner of Lot Nos. 6 and 7; thence with the line between two lots, northwesterly 350.3 feet to a concrete monument; thence North 4 deg. 55' East 321.7 feet to a concrete monument; thence South 88 deg. 12' East 28.3 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots, southeasterly 579.8 feet to the northerly margin of Fredricksburg Drive; thence with said Drive, southwesterly 157 feet to the point of beginning.

Being the same property conveyed to Lawrence G. Brown and wife Anne W. Brown by Warranty deed from Robert Orion Smythe and wife, Diane Brokaw Smythe of record in Book 5171, page 986, Register's Office for Davidson County, Tennessee, dated July 18, 1977 and recorded on July 18, 1977.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5816 Fredricksburg Drive, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20160106114 DEEDWARR
Recvd: 12/02/16 11:11 2 pgs
Fees:13.00 Taxes:2368.00
20161202-0126598

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 our hands this the 30th day of November, 2016.

Lawrence G. Brown

Lawrence G. Brown

Anne W Brown

Anne W. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence G. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2016.

My Commission expires: 8.17.19

RWalters

Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne W. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2016.

My Commission expires: 8.17.19

RWalters

Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY