WARRANTY DEED

P-WW-16-913-H

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Madden Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
W. Wright & Co. LLC	NEW OWNER	
(NAME)	(NAME)	
913 Lawrence Avenue	200 Kenner Avenue	**105-13-310.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALD J. BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **W. WRIGHT & CO. LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 5 on the Map of Waldkirch Subdivision, of record in Plat Book 421, Page 90, Register's Office for said County.

Said part of Lot No. 5 fronts 80.9 feet on the southerly side of Lawrence Avenue, and runs back between lines 160 feet to an alley on which it measures 79.8 feet.

Being the same property conveyed to Gerald J. Brown and wife, Hattie G. Brown, by Warranty Deed from William L. Whitaker, Jr. and Nilda Hinton, sole surviving heirs of William L. Whitaker, Jr., recorded October 24, 1979 in Book 5518, Page 789, Register's Office for Davidson County, Tennessee. The said Hattie G. Brown having since died on April 2, 2007.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 90;
- Judgment in favor of National Credit Adjusters, LLC, against Gerald J. Brown, Sr., recorded October 3, 2008 in Instrument No: 20081003-0100822, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 Lawrence Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160109707 DEEDWARR
Recvd: 12/14/16 09:36 2 pgs
Fees:13.00 Taxes:540.20
20161214-0130946

Witness my/our hand(s) this the 12th DAY OF DECEMBER, 2016.

Gerald J. Brown, Sr.
Gerald J. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD J. BROWN, the within named bargainor, 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 the 12th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212