BILL GARRETT, Davidson County
Trans:T20160115066 DEEDWARR
Recvd: 12/30/16 12:19 3 pgs
Fees:18.00 Taxes:804.75

20161230-0137414

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
777105 418306-001371
Kathleen Shea

# *WARRANTY DEED*

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) Leroy C. Brown | (NAME) New Owner | 084-04-0A-302.00-CO |
| 302 (STREET ADDRESS OR ROUTE NUMBER) Autumn Chase Dr. | (STREET ADDRESS) | |
| Nashville (CITY) TN (STATE) 37214 (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Robert Louis DePriest, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Leroy Brown and Richard L. Brown * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* as Joint Tenants with Rights of Survivorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

**STATE OF** TN
**COUNTY OF** DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 217,500.00

Affiant _____

Subscribed and sworn to before me this the 28 day of December, 2016.

Notary Public _____

My commission expires: March 3, 2020
(Affix Seal)

L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

This is unimproved ( ), known as 302 Autumn Chase Drive, Nashville, TN 37214
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 1st day of December, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Robert Louis DePriest

X _____

Robert Louis DePriest

**STATE OF** CALIFORNIA
**COUNTY OF** SAN DIEGO

Personally appeared before me, G.S. DELACRUZ, a Notary Public in and for said County and State, Robert Louis DePriest, the within named bargainor a single man (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2016.

✓ G S Delacruz

Notary Public
My Commission Expires: ✓ Dec 26, 2017

(This area for official notarial seal)

G. S. DELACRUZ
Commission # 2053509
Notary Public - California
Sacramento County
My Comm. Expires Dec 26, 2017

**STATE OF**
**COUNTY OF**

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

✓ _____

Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

# Exhibit A

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Autumn Chase Condominiums, a horizontal property regime established by Master Deed, of record in Book 7718, page 418, Register s Office for said County, said unit being depicted on the condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located on the Plan of Autumn Chase Condominiums of record in Plat Book 6900, page 609, said Register s Office.

Being the same property conveyed to Raymond A. DePriest and Mary Alice Emigh, husband and wife by Warranty deed from Harold Joe Cathey, Sr., Judith Cathey Wright Ashe, Deborah Cathey Burger, Teresa Brooke Cathey, Austin Glen Cathey, and Harold Joe Cathey, Sr.,, Trustee of the Glen Lannom Cathey, Jr.. Testamentary Trust, Devisees Under the Will of Jeanne Lannom Cathey Fraser of record in Instrument No. 20140912-0083751 Register's Office for Davidson County, Tennessee, dated September 08, 2014 and recorded on September 12, 2014.

(Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Raymond A. DePriest by Quitclaim deed from Mary Alice Emigh of record in Instrument No. 20150116-0004791 Register's Office for Davidson County, Tennessee, dated January 12, 2015 and recorded on January 16, 2015. (Value of consideration shown in aforementioned deed $0.00.)Being the same property conveyed to Robert Louis DePriest, unmarried man by Warranty deed from Raymond A. DePriest of record in Instrument No. 20160705-0068649 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.