	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $642,500.00. Affiant Subscribed and sworn to before me, this 10th day of January, 2017. Notary Public My commission expires: 11/3/2020
(Notary Stamp)	

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170002904 DEEDWARR
Recvd: 01/11/17 14:23 2 pgs
Fees:13.00 Taxes:2377.25
20170111-0003293

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donald C. Brown and Elizabeth A. Brown	Suntrust Mortgage	**157-00-0-049.00**
2351 Old Hickory Blvd	1001 Semmes Ave	
Nashville, TN 37215	Richmond, Va. 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John D. Lentz, Executor of the Estate of Robert O. Frensley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donald C. Brown and Elizabeth A. Brown, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Iroquois Meadows, of record in Plat Book 5050, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Robert Frensley by Quitclaim Deed from STJ, L.P., a Tennessee limited partnership, of record as Instrument No. 20021022-0129710 in the Register's Office for Davidson County, Tennessee; the said Robert Frensley a/k/a Robert O. Frensley having since died testate on February 12, 2015, and by his Last Will and Testament of record as Docket No, 15P-403, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, John D. Lentz as Executor of the estate of Robert O. Frensley, having been authorized to sell and convey the subject property without the joinder, consent or approval of any heir, legatee, beneficiary, court or other person, so long as the Executor is acting in a fiduciary, and not an individual, capacity.

This is improved property known as 2351 Old Hickory Blvd, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Iroquois Meadows of record in Book 5050, page 86, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 9 day of January, 2017.

John D. Lentz, Executor of the Estate of
Robert O. Frensley

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, John D. Lentz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as Executor of the Estate of Robert O. Frensley executed the within instrument for the purposes therein contained and who as Executor swore to the statements made above and subscribed his name above in his capacity as Executor.

Witness my hand and official seal this 9 day of January, 2017.

Notary Public

My Commission Expires: 8.24.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER