BILL GARRETT, Davidson County
Trans:T20170003877 DEEDWARR
Recvd: 01/13/17 15:25 3 pgs
Fees:18.00 Taxes:535.76
20170113-0004452

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $144,800.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2017. Notary Public My Commission Expires: 5-5-20

Address New Owner As Follows: Checkerboard Properties 116 Century Oak Drive Franklin, TN 37069	Send Tax Bills To: New Owner	Map-Parcel Number: P/O 11901014200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKEY LYNN BROWN AND WIFE, LOUAN D. BROWN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHECKERBOARD PROPERTIES, a Tennessee general**

partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 3, on the Plan of Resubdivision of Lots 17, 18, 19, Cumberland Nurseries, of record in Instrument No. 20161229-0136905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Rickey Lynn Brown and wife, Louan D. Brown, by deed from Barbara Thompson Hagood, of record in Instrument No. 20021106-0136771, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20161229-0136905, Register's Office for Davidson County, Tennessee.

3. Easements as reserved in Ordinance BL2002-953, Metropolitan Clerk of Circuit Court, Davidson County, Tennessee.

This is improved property known as: **Lot 2, Wickson Avenue, Nashville, TN 37210.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of January, 2017.

Rickey Lynn Brown

Louan D Brown

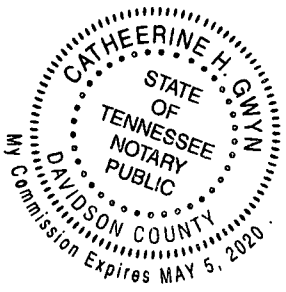
Louan D. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rickey Lynn Brown and Louan D. Brown, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2017.

(Seal)



Notary Public

My Commission Expires: 5-5-20