THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170004574 DEEDWARR
Recvd: 01/18/17 08:53 3 pgs
Fees:18.00 Taxes:1332.00
20170118-0005138

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Tony R. Clouse 134 Hillis Hollow Road Goodlettsville, Tennessee 37072	Same	052-02-0-218.00 052-02-0-219.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Stephen Brown and Theresa Jane Smith, as Co-Administrators of the Estate of Terry Hagen Brown**, have this day bargained and sold, and does hereby transfer and convey unto the said **Tony R. Clouse, unmarried,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I

A Tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of a Subdivision of a part of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office Davidson County, Tennessee, and described as follows:

Beginning in the center of Idlewild Avenue, at the northwest corner of the property conveyed to H. F. Estes et us, by deed from John W. Lovell, et us, of record in Book 1315, page 407; thence with the center of Idlewild Avenue, northwardly 160 feet; thence eastwardly 200 feet to the line between Lot Nos. 4 and 5; thence with the line between said two lots, southwardly 160 feet to Estes' northeast corner; thence with Estes' northerly line, westwardly 200 feet to the beginning.

Being the same property conveyed to TERRY H. BROWN, by deed from D. G. ODOM, SR. AND WIFE, LOUISE ODOM, of record in Book 4507, page 473, dated June 1, 1971, said Register's Office.

Tract II

A Tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 4 on the Plan of a Subdivision of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Idlewild Avenue, at the northwest corner of the property conveyed to Ernest Belcher and wife, by deed from George P. Howell et al, of record in Book 1908, page 514, said Register's Office; thence eastwardly, with said Belcher's northerly line, 200 feet to a point in the Westerly line of Lot 5 on said plan; thence with the line between Lots 4 and 5, northwardly 199 feet to a point in the southerly line of property conveyed to M.P. Rice Realty Company, by deed from J. L. Waggoner and wife, of record in Book 2083, page 375, said Registers Office; thence with said Rice Realty Company's southerly line, westwardly 200 feet to a point in the center line of Idlewild Avenue; thence with the center line of the same, southwardly 199 feet to the beginning.

Being the same property conveyed to TERRY H. BROWN, by deed from DAVID E. ROGERS AND RONNIE F. ROGERS, of record in Instrument No. 20120216-0013887, dated February 15, 2012, said Register's Office. The said Terry H. Brown having since died on or about June 16, 2016. Pursuant to the Order of record in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket No. 16P1085 appoints WILLIAM STEPHEN BROWN AND THERESA JANE SMITH, CO-ADMINISTRATORS OF THE ESTATE OF TERRY HAGEN BROWN to sell real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$360,000.00**.
Subscribed and sworn to before me this 13 day of January, 2017.
My Commission Expires: 12/23/2020

William Stephen Brown Co-Administrator
Affiant

Notary Public

RUSSELL E. FREEMAN NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY

This is improved property located at **930 and 932 Idlewild Drive, Madison, Davidson County, Tennessee 37115**.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (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 Grantee, his (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 hands this 13 day of January, 2017.

William Stephen Brown Co-Admin

William Stephen Brown as Co-Administrator of the Estate of Terry Hagen Brown

Theresa Jane Smith co administrator

Theresa Jane Smith as Co-Administrator of the Estate of Terry Hagen Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **William Stephen Brown and Theresa Jane Smith as Co-Administrators of the Estate of Terry Hagen Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY