WARRANTY DEED

BROWN-H17010

STATE OF Tennessee

COUNTY OF ~~SUMNER~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 24th DAY OF January, 2017.

(Affix Seal) Notary Public

My Commission Expires: March 19, 2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael E. Brown and Marquetta R. Stewart-Brown, husband and wife	FirstBank	172.04-0A-015.00 CO
1417 Timber Ridge Circle	318 Seaboard Lane, Suite 205	
Nashville, TN 37211	Franklin, TN, 37067	

Davidson County DEEDWARR
Recvd: 01/27/17 12:13 3 pgs
Fees:18.00 Taxes:1165.50
20170127-0009100

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, I/we, MACK COX, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL E. BROWN AND MARQUETTA R. STEWART-BROWN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Lot(s) 60, as shown on the map entitled the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Plat Book 700, page 857, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mack Cox, single by Deed from Greg Goodsby and wife, Jessie Goosby of record in Inst # 201210170095260 recorded 10/17/2012, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1417 Timber Ridge Circle, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 24th day of January, 2017 :

Mack Cox

Mack Cox

STATE OF Tennessee

COUNTY OF ~~SUMNER~~ Williamson

Personally appeared before me, Lura Brady, a Notary Public in and for said County and State, the within named MACK COX, SINGLE, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 24th day of January, 2017.

Lura Brady

Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018