THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***184,615.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20170008483 DEEDWARR
Recvd: 01/30/17 11:48 4 pgs
Fees:23.00 Taxes:683.08
20170130-0009601

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

Subscribed and sworn to before me this 27 day of January, 2017.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Adam Sawyer and
Andrea Sawyer
919 Bresslyn Road
Nashville, TN 37205

SEND TAX BILLS TO

Adam Sawyer
919 Bresslyn Road
Nashville, TN 37205

MAP & PARCEL NOS.

MAP 063-00-0
PARCEL 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($***10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Norma D. Brown, Trustee of the Norma D. Brown Trust dated the 27th day of January 1993, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Adam Sawyer and Andrea Sawyer, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Norma D. Brown, as Trustee under the Norma D. Brown Trust dated the 27th day of January, 1993, by Quitclaim deed from Kenneth H. Brown of record in Book 8858, page 460, in the Register's Office for Davidson County, Tennessee

This is unimproved property known as 0 Menees Road, Madison, Tennessee 37115.

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

GRANTOR COVENANTS with the said GRANTEES that she as Trustee 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 2017, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of record in Plat Map Book 1, page 34, Minute Book M, page 285, Chancery Court for Davidson County, Tennessee.

3. All matters shown on a survey by David P. Brackman, TN R.L.S. #1684, dated January 5, 2017, Brackman Land Surveying, 1707 Gale Lane, Nashville, Tennessee 37212.

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

GRANTOR FURTHER COVENANTS and binds her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the GRANTOR, as Trustee, but no further or otherwise, has hereunto executed this instrument on this the 19th day of December, 2016.

Norma D. Brown

Norma D. Brown, Trustee of the Norma D. Brown Trust dated the 27th day of January, 1993.

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma D. Brown the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee* executed the within instrument for the purposes therein contained by signing in her capacity as Trustee.*

Witness my hand and official seal this 15th day of December, 2016.

Patricia K. Medenwald
Notary Public

My Commission Expires: Nov 12, 2018

*As Trustee of the Norma D. Brown Trust dated the 27th day of January 1993

PATRICIA K. MEDENWALD
MY COMMISSION # FF 175724
EXPIRES: November 12, 2018
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

TRACT IV
[Map 063-00-0 Parcel 177.00]

BEING A TRACT OF LAND LYING IN THE 11TH CIVIL DISTRICT, 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN IRON PIN AT THE NORTHWEST MARGIN OF THE INTERSECTION OF MENEES LANE AND HUDSON ROAD; THENCE, LEAVING SAID INTERSECTION, ALONG THE NORTHERLY MARGIN OF MENEES LANE, THE FOLLOWING CALLS: NORTH 76°15'02" WEST, 720.26 FEET TO AN IRON PIN, THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE, CONTINUING ALONG SAID MARGIN OF MENEES LANE, NORTH 76°15'02" WEST, 330.32 FEET TO AN IRON PIN; THENCE, NORTH 87°10'46" WEST, 42.76 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID MARGIN OF MENEES LANE, NORTH 04°30'22" EAST, 554.34 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 81°59'38" EAST, 369.46 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 04°30'22" WEST, 583.58 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, CONTAINING 208, 477.71 SQUARE FEET OR 4.79 ACRES, MORE OR LESS.