BILL GARRETT, Davidson County
Trans:T20170033209 DEEDWARR
Recvd: 04/20/17 09:11 2 pgs
Fees:12.00 Taxes:0.00
20170420-0038644

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Dolce Law, LLC 6870 W. 52nd Avenue #203 Arvada, CO 80002	**THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO TCA 67-4-409(3)(F)**

Address of New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Benjamin P. Brown and Amy E. Brown as Trustees of the Now or Never Trust	Benjamin P. Brown and Amy E. Brown as Trustees of the Now or Never Trust	
2817 West End Avenue STE 126-229	2817 West End Avenue STE 126-229	083-13-0-426.00
Nashville, TN 37203	Nashville, TN 37203	

THIS INDENTURE, made and entered into this 27 day of January, 2016, by and between **Benjamin P. Brown and Amy E. Brown, husband and wife**, party of the first part, and **Benjamin P. Brown and Amy E. Brown as trustees of the Now or Never Trust**, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being the Westerly 66 feet of Lot No. 73 on the Plan showing The Lindsley Subdivision of The Chadwell Tract, as of record in Plat Book 2, Page 24, Chancery Court at Nashville. According to a survey made by S.R. Sanford, Jr. surveyor, February 11, 1938, said part of Lot No. 73 fronts 66 feet on the Southerly side of Fatherland Street, and runs back 153.9 feet, more or less, on the Easterly line and 155 feet on the Westerly line with the Easterly margin of South 16th Street, formerly Malvina Avenue, to an Alley and measure 66 feet thereon.

Being the same property conveyed to Benjamin P. Brown and Amy E. Brown, husband and wife, by Warranty deed from Melissa L. Scalise and Justin L. Scalise, wife and husband, of record at Instrument No. 20130304-0021054, Register's Office for Davidson County, Tennessee dated February 28, 2013 and recorded on March 4, 2013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for: all restrictions and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable. And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the said party of the first part the day and year first above written.

Benjamin P. Brown

Amy E. Brown

STATE OF TENNESSEE.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Benjamin P. Brown and Amy E. Brown the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 27th day of January, 2016.

Notary Public

LAURA DE LAROSA
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

My commission expires: May 8, 2017

STATE OF Colorado
COUNTY OF Jefferson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ Exempt, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of July, 2016.

Notary Public

My commission expires: 02-11-2018

JOAN P. KIERNAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984002764
MY COMMISSION EXPIRES FEB. 11, 2018