# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Y-KW-17-1600

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Matthew C. DuFour and Kristin DuFour** | New Owner | |
| (NAME) | (NAME) | **83-13-426.00** |
| **1600 Fatherland Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **BENJAMIN P. BROWN AND AMY E. BROWN, TRUSTEES OF THE NOW OR NEVER TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW C. DUFOUR AND KRISTIN DUFOUR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Westerly 66 feet of Lot No. 73 on the Plan showing the Lindsley Subdivision of the Chadwell Tract, as of record in Plan 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 measures 66 feet thereon.

Being the same property conveyed to Benjamin P. Brown and Amy E. Brown trustees of the Now or Never Trust from Benjamin P. Brown and Amy E. Brown, husband and wife, by Warranty Deed filed for record on April 20, 2017 in Instrument No. 20170420-0038644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 24, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1600 Fatherland Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20170038875 DEEDWARR
Recvd: 05/08/17 11:09 2 pgs
Fees:13.00 Taxes:2312.50
20170508-0045360

Witness my/our hand(s) this the 20 DAY OF APRIL, 2017.

Now or Never Trust

BY: _____
Benjamin P. Brown
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN P. BROWN, TRUSTEE of NOW OR NEVER TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212