WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Olivia Sloan	Pinnacle Bank	Parcel ID:
5397 Lickton Pike	150 3rd Ave. South, Ste. 900	02300008100
Goodlettsville, TN 37072	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lesa Brown f/k/a Lesa R. Heintzman and husband, Chad Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Olivia Sloan , a single woman

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:

Land in the 10th, formerly the 22nd Civil District, Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of Lickton Pike, at the southwesterly corner of the property conveyed to Robert L. Melton, of record in Book 4488, Page 774, said Register's Office, said point also being the northwesterly corner of the herein described tract of land; thence, leaving the centerline of said Pike with Melton's southerly line, S 56 deg. E 206 feet to a point in the westerly line of the property conveyed to M.O. Hodges, of record in Book 2643, Page 129, said Register's Office, said point also being in the centerline of Whites Creek, as fixed by agreement of record in Book 2991, Page 307, said Register's Office; thence with Hodges westerly line and the centerline of said Creek; the following calls: S 44 deg. 30' W 138 feet, S 26 deg. 30' W 118 feet, S 56 deg. 45' W 216 feet to the centerline of Lickton Pike; thence, with the centerline of said Pike, N 19 deg. E 438 feet to the point of beginning.

Being the same property conveyed to Lesa R. Heintzman by deed from Tommy C. Hart and wife, Teresa D. Hart of record in Instrument 20090811-0075562, said Register's Office, dated August 7, 2009. The said Lesa R. Heintzman is now known as Lesa Brown.

This conveyance is subject to Restrictive Covenants of record in Book 6406, Page 130, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5397 Lickton Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20170058641 DEEDWARR
Recvd: 07/10/17 12:13 2 pgs
Fees:13.00 Taxes:573.50
20170710-0069037

Witness our hands this 7th day of July, 2017.

Lesa Brown

Chad Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesa Brown and Chad Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.