(2)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179132

BILL GARRETT, Davidson County
Trans:T20170061195 DEEDWARR
Recvd: 07/18/17 10:14 3 pgs
Fees:18.00 Taxes:1690.90
20170718-0072078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Burgin and Sarah Burgin 108 Settlement Court Brentwood, TN 37027	New Owner	171 08 0A 146.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Seven Thousand and 00/100 Dollars ($457,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL W. BROWN AND WIFE, JACLYN E. BROWN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL BURGIN AND SARAH BURGIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel W. Brown and wife, Jaclyn E. Brown, by Special Warranty Deed from Regions Bank, dated 3/5/2014, recorded 3/19/2014, of record in Instrument #20140319-0022586, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 108 Settlement Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of July, 2017.

Daniel W. Brown by
Jaclyn E. Brown, attorney in fact
DANIEL W. BROWN

Jaclyn E. Brown
JACLYN E. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jaclyn E. Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of July, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Acknowledgment

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jaclyn E. Brown, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf Daniel W. Brown and acknowledged that she executed the same as the free act and deed of the said Daniel W. Brown.

WITNESS my hand and seal, this the 17th day of July 2017.

Notary Public

My Commission Expires: 7-24-2017

