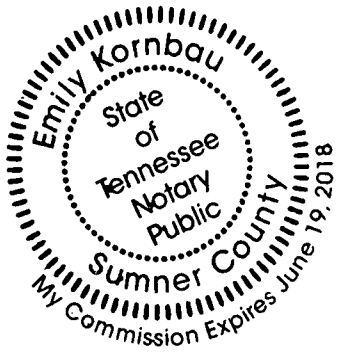
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Seth M. Dickey	The Mortgage Firm, Inc.	161 06 0A 143.00
(NAME) 1355 Crown Point Place	(NAME) 921 Douglas Ave, #200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristin S. Aumann Brown, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Seth M. Dickey, a single man**, 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 Davidson County, Tennessee, being Unit 143 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions and easements for Oakhill Townhomes of record in Instrument 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristin S. Aumann, unmarried by Warranty Deed from Amy Lynn Stanley, married, f/k/a Amy Lynn Sullivan dated March 05, 2014 and recorded March 10, 2014 as Instrument No. 20140310-0019873, in said Register's Office for Davidson County, Tennessee. The said Kristin S. Aumann having since married. Now being known as Kristin S. Aumann Brown.

Alex Brown, spouse of Kristin S. Aumann Brown joins in this conveyance for the purpose of releasing any and all martial rights to said property.

File Number: GRN-174754SSO

BILL GARRETT, Davidson County
Trans:T20170066349 DEEDWARR
Recvd: 08/02/17 11:00 2 pgs
Fees:13.00 Taxes:906.50
20170802-0078561

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1355 Crown Point Place, Nashville, TN 37211

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, has 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.

Witness our hands this 28 day of July, 2017

Kristin S. Aumann Brown

Alex Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kristin S. Aumann Brown and Alex Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/6/20

(SEAL) HILARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-174754SSO