(1)

BILL GARRETT, Davidson County
Trans:T20170068040 DEEDWARR
Recvd: 08/07/17 14:02 2 pgs
Fees:13.00 Taxes:555.00
20170807-0080632

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of August, 2017, by and between Biheia B. Tillery, an unmarried woman, party of the first part, and Jennifer Brown and Joshua Brown, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davison County, Tennessee, being Unit 212, Hamilton Crossings Townhomes, as described in Instrument Number 20040212-0016945, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete legal description.

Being all or part of the same property conveyed to Biheia B. Tillery by virtue of that certain Warranty Deed dated August 13, 2004, and being of record at Instrument No. 20040816-0098765 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in instrument Number 20040212-0016945, Instrument Number 20040226-0022076, Instrument Number 20050310-0026734, Instrument Number 20050701-0075731, and Instrument Number 20060206-0014793, said Register's Office.; and I do further covenant and bind myself, my 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.

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 signature of the party of the first part the day and year first above written.

Biheia B Tillery

Biheia B. Tillery

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Biheia B. Tillery with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of August, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Joshua Brown and Jennifer Brown

Tax Parcel No 163040A21200CO

Property Address: 3001 Hamilton Church Rd. Unit 212
Antioch, TN 37013

MAIL TAX
BILLS TO:

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Alexis M. Cantrell

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2017.

Georgette R Kennedy

Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY