THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 2 DEEDWARR
09/11/2017 08:36:44 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20170911-0092697

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Greg Brown 1701 Boxwood Drive Nashville, Tennessee 37211	1701 Boxwood Drive Nashville, TN 37211	172-03-OA-139.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEANIE EARWOOD AND STEVEN EARWOOD, WIFE AND HUSBAND**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GREG BROWN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 111 on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1 B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeanie Earwood and Steven Earwood, wife and husband, by Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, of record on August 18, 2015, at Instrument No. 20150818-0083137, Davidson County Register of Deeds.

This property is commonly known as **1701 Boxwood Drive, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 8-18-17 day of **August, 2017**:

Jeanie Earwood

Steven Earwood

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 **JEANIE EARWOOD AND STEVEN EARWOOD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of August, 2017:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON