PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 1456 DEEDWARR
09/18/2017 08:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,661.3

W & I Ref: (RF) Title No.: 59103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
NTG Properties, LLC 1703 Villa Place Nashville, TN 37212	Same

TAX MAP PARCEL NUMBERS: 10408036700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur Dixon Brown, Jr. as Successor Trustee of the Alice Winrow Brown Living Trust, established under the Living Trust Declaration Last Will and Testament of Alice Winrow Brown, and as Personal Representative of the Living Trust Declaration Last Will and Testament of Alice Winrow Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **NTG Properties, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lot 60 in O.B. Hayes' Rokeby Plan of record in Book 161, page 133, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the westerly margin of Villa Street and extends back between parallel lines 145 1/2 feet to an alley. Together with and subject to a Joint Driveway Agreement of record in Book 9400, page 475, said Register's Office.

Being the same property conveyed to Arthur D. Brown Sr. and wife, Alice Brown by Warranty Deed from Mrs. George W. Luetzeler, a widow, dated May 6, 1955 and recorded on May 27, 1955 of record in Book 2401, page 143, Register's Office for Davidson County, Tennessee. The said Arthur D. Brown, Sr. and Alice Brown have since died with Arthur D. Brown Sr. predeceasing Alice Brown. The Living Trust Declaration Last Will and Testament of Alice Winrow Brown of record in Docket No. 17P-1284 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devised subject property to the Alice Winrow Brown Living Trust, and appointed Arthur Dixon Brown, Jr. as Successor Trustee of said trust. The said Arthur Dixon Brown, Jr. was also appointed Personal Representative under said will.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 161, page 133, said Register's Office.
Joint Driveway Agreement of record in Book 9400, page 475, said Register's Office.

This is improved property, known as 1703 Villa Place, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2017.

Arthur Dixon Brown Jr. Successor Trustee

Arthur Dixon Brown, Jr. Successor Trustee of the Alice Winrow Brown Living Trust, established under the Living Trust Declaration Last Will & Testament of Alice Winrow Brown

Arthur Dixon Brown Jr. Executor/Personal Representative

Arthur Dixon Brown, Jr. as Executor/Personal Representative of the Living Trust Declaration Last Will & Testament of Alice Winrow Brown

State of Tennessee

County of Davidson

On this 22nd day of August, 2017, before me the undersigned authority, personally appeared **Arthur Dixon Brown, Jr., Successor Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 22nd day of August, 2017, before me the undersigned authority, personally appeared **Arthur Dixon Brown, Jr., Executor/Personal Representative**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,000.00.

Affiant

Sworn and subscribed before me this 22nd day of August, 2017.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 3-8-2021

True Copy Certification

I, Dellana Lowhorn, do hereby state on oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.08.19