Bill Garrett Davidson County
Batch# 6405 DEEDWARR
10/02/2017 12:23:43 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20171002-0100529

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, LLC
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 29th day of September, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelvin Brown Jr. 6122 Beals Lane Nashville, TN 37218	Grassland Financial Services, LLC 1108 Battlewood Street Franklin, TN 37069	059-01-0-006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICOLE DENISE LAWSON HENDERSON, RHONDA MICHELLE GREENE, WARREN GEORGE LAWSON, III AND DANTE CHRISTOPHER LAWSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KELVIN BROWN JR. AND CARLA BROWN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, R. B. Beal Subdivision of record in Plat Book 3700, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Warren G. Lawson, Sr. et ux Augusta M. Lawson by Warranty deed from Harold Reeves, Trustee for Castle Homes of record in Book 4797, page 430, Register's Office for Davidson County, Tennessee, dated March 12, 1974 and recorded on March 19, 1974.

The said Augusta M. Lawson died on August 06, 2012 survived by her husband, Warren G. Lawson, Sr. who thereafter died intestate on August 20, 2013. The said Warren G. Lawson, Sr. was survived by his heirs at law, they being Rodney D. Lawson, Nicole Denise Lawson now known as Nicole Denise Lawson Henderson, Rhonda Michelle Lawson now known as Rhonda Michelle Greene, Warren George Lawson, III and. Dante Christopher Lawson and Affidavit of Heirship recorded on May 05, 2016, of record in Instrument No. 20160505-0044536.

Being the same property conveyed to Nicole Denise Lawson Henderson, Rhonda Michelle Greene, Warren George Lawson, III and Dante Christopher Lawson by Quitclaim deed from Rodney D. Lawson of record in Instrument No. 20160505-0044542 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6122 Beals Lane, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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 herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 29th day of September, 2017.

Nicole Denise Lawson Henderson

Warren George Lawson, III

Rhonda Michelle Greene

Dante Christopher Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole Denise Lawson Henderson, Rhonda Michelle Greene, Warren George Lawson, III, and Dante Christopher Lawson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2017.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY