Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $957,500.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 27th day of October, 2017.

Tracey Perry
Notary Public

My Commission Expires: 1-8-19

Bill Garrett Davidson County
Batch# 19248 DEEDWARR
10/30/2017 10:26:04 AM 2 pgs
Fees: $13.00 Taxes: $3,542.75
20171030-0110825

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-8-2019

17-0528

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martin S. Brown, Sr.		
6 Wynstone	NEW OWNER	158-04-0A-107.00
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

John L. Seals, married,

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Martin S. Brown, Sr.,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Three Otter Wood, as of record in Plat Book 6900, Pages 788 through 790, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John L. Seals, unmarried, by Warranty Deed dated April 3, 2006 from Jana Y. Wood, married, recorded April 6, 2006 at Instrument Number 20060406-0039882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6 Wynstone, Nashville, TN 37215.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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, his 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.

Kim Seals, wife of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that she may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 27th day of October, 2017.

John L. Seals

Kim Seals

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John L. Seals and Kim Seals, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2017.

Notary Public – Larry N. Westbrook

My Commission Expires: 04/06/2021

