WARRANTY DEED

BOX 10-A

Bill Garrett Davidson County
Batch# 21134 DEEDWARR
11/02/2017 10:20:20 AM 2 pgs
Fees: $13.00 Taxes: $1,119.25

20171102-0112457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

DAVID MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Barry Brown, II and Heather Kennedy Brown	Wolfe Financial, Inc.	
(NAME) 237 Wheeler Ave	(NAME) 191 H NC Highway 42 N.	13306019600
(ADDRESS) Nashville, TN 37211	(ADDRESS) Asheboro, NC 27203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DYNAMIC SOLUTIONS REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BARRY BROWN, II AND HEATHER KENNEDY BROWN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots 33, 34, and 35 of the J.G. Grissim Wheeler Avenue Addition to Nashville, Tennessee, according to survey made by Blanchard & Parrish, Surveyors, April 1939(unrecorded) of the J.K. Newsom Farm in the 6th Civil District of Davidson County, Tennessee.

Said Lots front twenty five feet on the South side of Wheeler Avenue and run back between parallel lines 213.9 feet on the West side and 212.8 feet on the East side to a dead line in rear.

Being the same property conveyed by Warranty Deed from Craig Wilkosz to Dynamic Solutions Real Estate, LLC, a Utah limited liability company, as recorded on the 20th day of July, 2016 in Instrument No. 20160720-0074550 and Warranty Deed from James David Taylor and wife, Konnie Taylor aka Konnie K. Taylor to Craig Wilkosz, as recorded on the 2nd day of November, 2006 in Instrument No. 20061102-0136317, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 237 Wheeler Ave, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 1 day of November, 2017

DYNAMIC SOLUTIONS REAL ESTATE, LLC

BY: _____

TIMOTHY BAIN, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Timothy Bain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Dynamic Solutions Real Estate, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal at Nashville, Tennessee this 1 day of November, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public