Bill Garrett Davidson County
Batch# 45848 DEEDWARR
01/09/2018 10:23:10 AM 2 pgs
Fees: $13.00 Taxes: $5,124.50
20180109-0002759

Warranty Deed

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 20, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,385,000.00. Affiant Subscribed and sworn to before me, this the 4th day of January, 2018. Notary Public My commission expires: 6/20/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cary B. Hamby	Same Address as	
424 Glen West Drive	New Owner	117-15-0X-003.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY SCOTT BROWN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARY B. HAMBY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Barlow Glen of record in Plat Instrument No. 20140528-0045612 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 a portion of the same property conveyed to Barlow Glen Joint Venture, a Tennessee Joint Venture by Warranty deed from Robert Hunt Schwartz, Barbara Ann Schwartz Newman, Jody Schwartz Folk, f/k/a Irene Josephine Fowlkes Schwartz and also f/k/a Irene Josephine Fowlkes, Bill Bennett a/k/a William Randall Bennett, Ralph Dillard Bennett, Jr., of record in Instrument No. 20130618-0062083 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on June 18, 2013.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Quitclaim deed from Barlow Builders, LLC, a Tennessee Joint Venture of record in Instrument No. 20141202-0110445 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 02, 2014.

Being the same property conveyed to Gregory Scott Brown, unmarried by Warranty deed from Barlow Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160316-0024979 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 16, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 424 Glen West Drive, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of January, 2018.

Gregory Scott Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory Scott Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Ashley Brown, spouse of Gregory Scott Brown, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Ashley Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~22nd~~ 4th day of ~~October, 2015~~ January, 2018

Notary Public

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

My Commission Expires: 5/3/21

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212