THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 17121446A**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 12th day of January, 2018. Meredith Malloy Notary Public My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Brown and Ashley Brown 2524 Sunset Place Nashville TN 37212	~~New Owner~~ CHC RENASANT BANK 2001 PARK PLACE NORTH, STE 150 BIRMINGHAM AL 35203	Tax Parcel ID No. 104-15-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Brown, an unmarried man and Ashley Brown, a married woman**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Easterly 45 feet of the Easterly 90 feet of Lot No. 35 on the Plan of Sunset Park Subdivision Part of Lot No. 1 and Whole of Lot No. 2 of record in Plat Book 332, Page 132, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 35 fronts 45 feet on the Northerly side of Turner Avenue, formerly B" Street, and runs back between parallel lines 160.5 feet to the Southerly line of Lot No. 50.

TOGETHER WITH a Reciprocal Easement Agreement of record in Instrument No. 20061129-0147245, said Register's Office.

Being the same property conveyed to SUZANNE THOMPSON, by deed from JUSTIN A. MRAZ and wife, BAYH J. MRAZ, of record in Instrument No. 20140630-0057112, dated June 27, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-15-0-084.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 132, said Register's Office.

Bill Garrett Davidson County
Batch# 48391 DEEDWARR
01/17/2018 02:26:58 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20180117-0004904

Easement Agreement of record in Instrument No. 20061129-0147245, said Register's Office.

This is improved property located at 2524 Sunset Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2018.

Suzanne Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2018.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021