Bill Garrett Davidson County
Batch# 50764 DEEDWARR
01/24/2018 10:49:38 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180124-0007309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Affiant

Subscribed and sworn to before me on January 19, 2018.

NOTARY PUBLIC
My Commission Expires: 07/06/2020

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2020

File #2017-347

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Courtney Eva McLean 1909 Stratford Avenue Nashville, TN 37216	New Owner	072-12-178.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM TYLER BROWN AND MARY ASHLEY BROWN, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **COURTNEY EVA MCLEAN, AN UNMARRIED WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 214, as shown on the map entitled the Plan of Burchwood Gardens, Section Two, of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM TYLER BROWN AND MARY ASHLEY NORMAN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from CHRISTOPHER J. LEMONS AND AARON R. MEIER, BOTH UNMARRIED, of record in Instrument No. 20060731-0092552, dated July 27, 2006, said Register's Office. Property further being conveyed to WILLIAM TYLER BROWN AND MARY ASHLEY BROWN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, by Quitclaim Deed from WILLIAM TYLER BROWN AND MARY ASHLEY BROWN FORMERLY KNOWN AS MARY ASHLEY NORMAN, A NOW MARRIED COUPLE, of record in Instrument No. 20130425-0041383, dated April 17, 2013, said Register's Office

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1909 Stratford Avenue, Nashville, TN 37216.

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

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on January 19, 2018.

Grantor:

William Tyler Brown

Grantor:

Mary Ashley Brown, by William Tyler Brown, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William Tyler Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2018.

Notary Public
My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Tyler Brown, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Mary Ashley Brown, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mary Ashley Brown, the within named bargainor, by the said William Tyler Brown, as such Attorney-in-Fact.

Witness my hand, at office, this 19th day of January, 2018.

Notary Public
My Commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY