Bill Garrett Davidson County
Batch# 66957 DEEDWARR
03/09/2018 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180309-0022462

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Michael A. Howell
Affiant

CHERI D SAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Subscribed and sworn to before me, this 8 day of March, 2018.

Cheri D. Sayer
Notary Public
My commission expires: 12/20/2020

06-1802-76855

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael A. Howell 2600 and 2602 Lock Two Road Nashville TN 37214	Michael A. Howell 2600 and 2602 Lock Two Road Nashville, TN 37214	062-02-0-011.00 & 062-02-0-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy S. Brown a/k/a Tim Brown, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael A. Howell and Deborah D. Howell, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 2B, on the Plan of Zone Lot Division, Lots 1 & 2 on Plat Entitled Resubdivision of Lots 11, 12, & 13, Revised Plan of Pennington Bend Estates, of record in Book 5800, Page 201, amending Book 5800, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Brown, unmarried by deed from William J. Jones, unmarried, dated January 8, 2003, recorded January 21, 2003, of record in Instrument No. 20030121-0008289, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 2A, on the Plan of Zone Lot Division, Lots 1 & 2 on Plat Entitled Resubdivision of Lots 11, 12, & 13, Revised Plan of Pennington Bend Estates, of record in Book 5800, Page 201, amending Book 5800, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy S. Brown, unmarried by deed from William Jeff Jones, unmarried, dated November 19 [year not stated on deed], recorded December 2, 2002, of record in Instrument No. 20021202-0148174, Register's Office for Davidson County, Tennessee.

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

Marva Bicknell Brown, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 2600 and 2602 Lock Two Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8 day of March, 2018.

Timothy S. Brown

Marva Bicknell Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy S. Brown and Marva Bicknell Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8 day of March, 2018.

Notary Public

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019