WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

R-BMI-18-5931

Bill Garrett Davidson County
Batch# 69703 DEEDWARR
03/15/2018 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $55.50
20180315-0024647

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tipton Randall Brown and Katherine E. Brown	new owners	
(NAME)	(NAME)	**91-6-0-138.00**
205 Cherokee Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANETTE M. COKE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIPTON RANDALL BROWN AND KATHERINE E. BROWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, described as follows:

Tract No. I : Beginning at a concrete monument at the Southwest corner of Lot No. 26 in West Park Addition; thence with the Southerly boundary of said West Park Addition, South 58 degrees 54' East 329.2' to a concrete monument; thence South 31 degrees 10' West 51' to a concrete monument; thence South 58 degrees 53' East 364.4' to a concrete monument thence North 31 degrees 00' East 16' to a concrete monument; South 58 degrees 56' East 167' to a point in the centerline of Trice Drive; thence North 31 degrees 00' East 15' to a point; thence South 58 degrees 56' East 150' to a concrete monument in the line between West Park Addition and West Park Addition No. 2; thence with said line South 31 degrees 00' West 55' more or less to a point in the Southeasterly boundary of property conveyed to Richard J. Eddy and wife, by deed of record in Book 2027, page 20, Register's Office for said county; thence with the boundary of the Eddy property Northwestwardly 150' more or less to the Northwestwardly boundary of property conveyed to Eddy and wife, as aforesaid; thence with the said boundary South 31 degrees West 145' more or less; to a point in the center of Richland Creek, being the Southwest corner of the said Richard J. Eddy and wife, property; thence down Richland Creek with the meanders thereof to a point in the Westerly line of West Park Addition as extended to Richland Creek; thence North 31 degrees 00' East with the extension of said Westerly line of West Park Addition 450', more or less, to the beginning.

Being the same property conveyed to Jeanette M. Coke by Quitclaim Deed from Thomas Meador of record in Instrument No. 20020306-0028219 Register's Office for Davidson County, Tennessee, dated September 24, 1998 and recorded on March 06, 2002.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Final Order Regarding Easement along Creek Channel of record in Book 4378, Page 910, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8995, Page 698, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5931 Carl Place, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF MARCH, 2018.

Jeanette M. Coke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212