This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3246**

Bill Garrett Davidson County
Batch# 76233 **DEEDWARR**
04/04/2018 11:39:47 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180404-0031605

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joe Gower, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **William Conoly Brown and David A. Hood, Jr., as tenants in common,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Galleries at Bellevue, of record in Book 7900, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe Gower, married, by Quitclaim Deed from Hickory I, LLC, a Tennessee limited liability company, dated 02/02/2012 and filed for record on 02/10/2012 in Instrument Number 20120210-0011973, Register's Office for Davidson County, Tennessee.

This is improved property also known as 7661 Highway 70 S, Nashville, Tennessee, 37221.

Map and Parcel: 14200030800

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 28th day of March, 2018.

Joe Gower

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and official seal this 28th day of March, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$650,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28th day of March, 2018.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
William Conoly Brown and David A. Hood, Jr.	NEW OWNER
5302 Mount View Road	5302 Mount View Road
Antioch, TN 37013	Antioch, TN 37013